



AUCTION

LEADING THE INDUSTRY SINCE 1945

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THURSDAY – SEPTEMBER 10, 2020 – 4:00 PM
REAL ESTATE SELLS AT 5:00 PM

3.6-Acre Ranch Home With Oversized 3-Car Garage

NIMISHILLEN TWP – STARK Co., OH – LOUISVILLE SCHOOLS

Also Selling: JD “B” & “L” tractors – Gravely Zero Turn – JD Collector Toys –
Furniture – Collectibles

ABSOLUTE AUCTION, all sells to the highest bidder. Location:

5836 RAVENNA AVE., LOUISVILLE, OH 44641

Directions: Take SR 44 south of US Rt. 62 to address. Watch for KIKO signs.

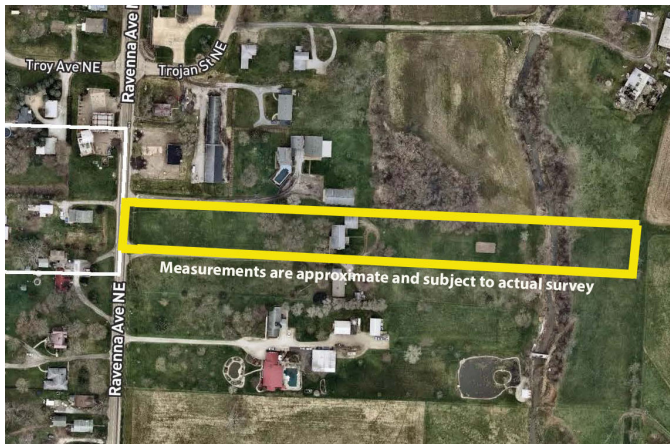


Information is believed to be accurate but not guaranteed. KIKO Auctioneers

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REAL ESTATE: Features nice 3.6-acre land with large shade trees, off road setting. Vinyl sided ranch home with rear deck patios. Oversize 3-car garage (6 cars could park in garage). Full walkout basement with large glazed tile bath, 2 showers & double sink. Nature Stone flooring, laundry area, rec room with Nature Stone floors, gas furnace and central air (new 2010). Main level has 3 bedrooms, oversize bath with jacuzzi tub, laundry room, additional full bath (nicely remodeled). Oak kitchen with quartz countertops (appliances transfer). Large family room with gas fireplace. Formal dining room. Louisville Schools. Taxes are \$1,123 per half year.



TERMS ON REAL ESTATE: 10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed.



TRACTORS - EQUIPMENT: Clean Gravely Z-252 mower 25hp, 1123hrs, 50" cut - Nice JD "B" tractor (1948) restored with buddy seat - JD "L" tractor (1939) - JD 2 bottom trail plow - JD 214 riding tractor - JD tiller - JD blade - JD mower deck - 12 volt sprayer - Craft floor jack & stands - small tiller - lawn sweeper - wheelbarrow.



JD COLLECTOR TRACTORS: 1/8 "B" - Peddle tractor "A" - 30+ die-cast JD tractors. Dozer, collector signs, mugs, Nascar "23" car.

FURNISHINGS: Clean reclining sofa & loveseat (light gray) - Oak TV cabinet - 2 flatscreen TVs (27" & 42") - Crocks - Pitchers - Precious Moments - Christmas collectibles - Books - Bells - White 523 sewing machine - printed dressers - sewing items - material - lamps - luggage - scanner - vanity desk - H&R .410 single shotgun - etc.



NOTE: Owners are downsizing. A very clean auction. JD "B" & "L" Gravely mowers sold immediately after real estate. Lunch stand available.

TERMS ON CHATTELS: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard accepted. 4% buyer's premium on all sales, 4% waived for cash or check. Information is believed to be accurate but not guaranteed. Multi par auction process may be used.

AUCTION BY ORDER OF: Gary & Susan Stauffer



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