



AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

MONDAY – AUGUST 17, 2020 – 5:00 PM
REAL ESTATE SELLS AT 5:30 PM

Patrick Leasure Estate Auction
5 ACRES W/ 1-OWNER RANCH HOME

Free Gas – 3 Bedrooms – 2 Baths – 2-Car Garage - Clean Home – Full Basement – Built 1993

New Furnace 2019 – New Water Heater 2020

West Branch Schools – Smith Twp. – Mahoning Co.

On-Site & Online Bidding Available On The Real Estate

Also Selling: 2014 Chevy Cruze – Cub Cadet Riding Mower – Household

All sells to settle the estate. Location:

17785 W. MIDDLETOWN RD., BELOIT, OH 44609

Directions: From RT 62 take Beloit Snodes Rd. (SR 165) north 4 miles to W. Middletown Rd. then east to address. Watch for KIKO signs.



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

800-533-5456 | kikoauctions.com



Real estate features a clean 1-owner ranch home w/ 1,428 SF and free gas from existing well on 5.01 acres land. Land lays nice with garden shed and 2-car garage. Home has an open floor plan w/ oak kitchen w/ dining, large living room, large patio room, 3 bedrooms, and 2 full baths. Full basement w/ laundry, 150-amp breaker electric, central air, new furnace 2019, and new water heater 2020. Well cared for home. 2 basement stairways. West Branch Schools. Taxes are \$988.31 per half year. Built in 1993. Open auction day at 3:00 PM. Better take a look!

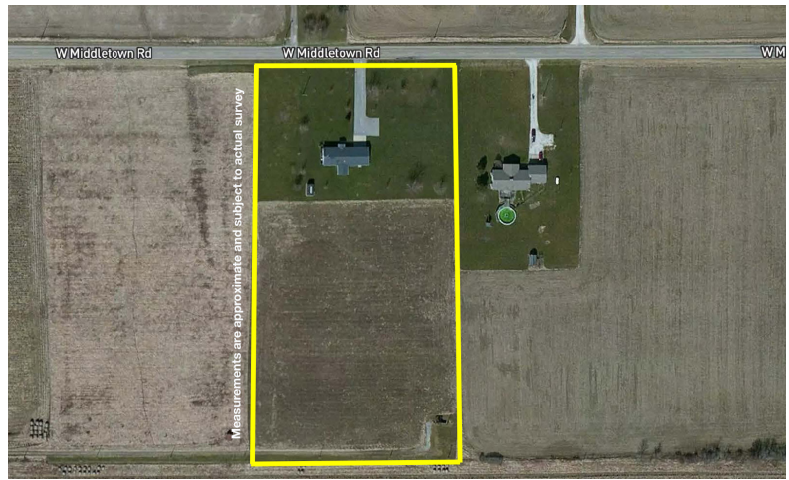
TERMS ON REAL ESTATE: 10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information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

AUTO: 2014 Chevy Cruze, 1 owner, 32,674 mi., LT. Selling after the real estate.

MOWER - HOUSEHOLD: Cub Cadet LTX1050 e/ 728 hrs. - Cub Cadet 522 snow blower - Cub Cadet push mower - Car ramps - Wheelbarrow - Alum. ext. ladder - Sear air comp. - Pic. Frames - Small dinette - (2) 55-gal. drums - Yard tools - Golf clubs - Golf balls - Battery charger - Shelving - Misc.

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: Mary Savage, Executrix of the Patrick U. Leasure Estate, Mahoning County Probate case #2020 ES 00204



Auctioneer/Realtor®
GEORGE P. KIKO
 330-418-1095
 george@kikocompany.com