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AUCTION

LEADING THE INDUSTRY SINCE 1945

WEDNESDAY – AUGUST 26, 2020 – 12:00 PM
REAL ESTATE SELLS AT 12:30 PM

James Adams Estate
3-BEDROOM HOME W/ GARAGE & WORKSHOP

Vinyl Sided – Steel Roof – 2 Garages – 6/10 Acre
Louisville Schools – Nimishillen Twp. – Stark Co., OH
Live & Online Bidding Available On The Real Estate
Also Selling: Tools – Furniture – Glassware – Washer/Dryer

All sells to settle the estate. Location:

8621 COLUMBUS RD., LOUISVILLE, OH 44641

Directions: Take Columbus Rd. east of SR 44 or west of (Harrisburg Area) Paris Ave. to address. Watch for KIKO signs.



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

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Real estate features a 6/10-acre county lot with detached garage and woodworking workshop. 2-story home with additional 1-car attached garage. 3 bedrooms and full bath upstairs. Main level has living room with fireplace, dining room with sliding door to back and enclosed sunporch, kitchen with appliances, full basement with laundry area, gas FA furnace, and central air. Taxes are \$508 per half year Homestead. Nice updated steel roof and vinyl windows. Update home to your liking! Louisville Local Schools. Home has approx. 1,391 SF. Built in 1947. Convenient location. Call George Kiko, 330-418-1095 for help with financing.

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.

FURNITURE - TOOLS - APPLIANCES: Open-top kitchen cupboard - Corner cupboard - Drop-front secretary bookcase - Nice coffee table - Nice white wicker porch furniture, sofa, chairs, end stand, footrest - Like-new Maytag washer & elec. dryer - Paintings - Knickknacks - Chair lift - Linens - Dresser - Foyer stand - Floor lamp - Movies - 3-pc. bedroom suite - Quilt rack - Blankets - Bedding - Canning jars - Vinyl picnic table - Milk glass - Yard tools - Push mower - Weed whip - Gas edger - Miter saw - Bench grinder - Scroll saw - 6" jointer - Craftsman table saw - Etc.

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: Victoria Otto & James Adams Jr., Co-Executors of the James G. Adams Estate, Stark Co. Probate case #236607



Auctioneer/Realtor®

GEORGE P. KIKO

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