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AUCTION

LEADING THE INDUSTRY SINCE 1945

**FRIDAY – NOVEMBER 20, 2020 – 11:30 AM
REAL ESTATE TO SELL AT 12:00 PM**

3-Bedroom Home – 30' x 40' Shop Bldg.

SUGARCREEK TWP. – FAIRLESS LOCAL SCHOOLS

Also Selling: Tools – Household – Misc.

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

13579 Elton St. SW, Navarre, OH 44662

Directions: From SR 93 just north of Brewster, OH, go west on Elton St. to auction or from SR 241 just northeast of West Lebanon, go east on Elton St. to auction. Watch for KIKO signs.



**HOME OPEN FOR
INSPECTION AT 9:30 AM
AUCTION DAY**



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

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REAL ESTATE: Features a 2-story home with eat in kitchen, dining room w/ fireplace and hardwood floors, living room w/ hardwood floors and first floor full bath. Second level features 3 bedrooms and a full updated bath. Attached enclosed porch off kitchen with access to front deck. Full basement w/ 100-amp breaker electric, fuel oil furnace and electric water heater. Well and septic. Outbuildings include a 24' x 24' block garage w/ second story and 2 overhead doors. The property also includes a 30' x 40' steel sided shop w/ office area. Building is insulated and has water & electric w/ large overhead door and a man door. Current half year taxes are \$564.72. Fairless Local Schools. Parcel #6700374.

TERMS ON REAL ESTATE: 15% 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.

ALSO SELLING: Antique furniture i.e. rope bed, mission style bed, spinning wheel, yarn rollers, etc. – primitives – old sleds – Fetco commercial coffee maker – Grindmaster commercial coffee grinder – Bunn commercial coffee maker – air pots – antique baby bed – cradle – 4 piece patio set – possum belly stand – hoosier base – Aunt Jemima S&P's – Judy London craft books (some signed) – old commode box – lots and lots of yard decorations – lots of Christmas décor. – old hardback books – primitive tools – wicker swing – set of Mikasa dishes – window A/C units – SS worktables – old upright console radio (nice) – power & hand tools – yard & garden tools – chainsaws – yard machines – riding mower – large job box on wheels – shelving units – kitchen items and more. Lots to still go through!

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 when paid sale day. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

Auction By Order Of: David H and Sharon L. Dailey



Auctioneer/Realtor®

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