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# AUCTION

*LEADING THE INDUSTRY SINCE 1945*

**FRIDAY – APRIL 16, 2021 – 10:30 AM**  
**REAL ESTATE SELLS AT 11:00 AM**

## **Beverly Karlen Auction**

**QUALITY 1-OWNER RANCH HOME – BUILT IN 1991**

1,906 SF – 3 Bedrooms – 3 Baths – Move-In Ready

Alliance, OH – Marlinton LSD

On-Site & Online Bidding Available On The Real Estate

Also Selling: Furniture – Figurines – Collectibles – Dolls – Household Goods

Owner has retired to assisted living. Absolute auction, all sells to the highest bidders. Location:

**2140 SUNRAY CIR., ALLIANCE, OH 44601**

Directions: Take Tanglewood Ave. south of State St. to Ansley St., then go west to Sunray and south to auction. Watch for KIKO signs.



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

**800-533-5456 | kikoauctions.com**





Real estate features a quality ranch home built in 1991 by Smith Homes and is situated on a 103' x 147' lot. Main floor has a foyer entrance, living room w/ gas fireplace, formal dining room, oak appliance kitchen w/ dinette area, owner's suite w/ full bath and walk-in closet, 2 additional bedrooms and full bath, laundry w/ cabinetry, a half bath, and a rear enclosed patio leading to deck. Full basement w/ updated gas FA furnace, central AC, security system, 150-amp electric service, built-in closets for storage, and public water & sewer. Attached 2-car garage, concrete driveway, covered front porch, and beautiful landscaping. 1-owner home, very clean and move-in ready. Home was built wheelchair friendly with wide halls and doors. Close to shopping and restaurants. Marlington LSD.

**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.

**FURNITURE - COLLECTIBLES - HOUSEHOLD GOODS:**

Nice oak dining room table w/ 8 chairs - 2 curio cabinets - Oak entertainment center - Sofa & matching loveseat - King size bed - Loveseat recliner - 2 sets of china - Doll collection - Bird figures, some large - Collector plates - Boyds Bear figurines - Charming Tales figurines - Patio chairs - Wicker stands - Kitchen items - Holiday villages - Costume jewelry - Cookbooks - Glassware - Artificial flowers - Shelving - Prints & frames - Misc. tools - Household good. Anything may turn up!

**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:** Gary Karlen and Charlene Boyce  
POA for their mother Beverly Karlen



Auctioneer/Realtor®  
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