



AUCTION

LEADING THE INDUSTRY SINCE 1945

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FRIDAY – APRIL 30, 2021 – 12:00 PM

Exciting Auction Opportunity!

**2.8 ACRES WITH CUSTOM RANCH HOME – REMODELED BANK
BARN – 50 X 64 SHOP - MEDINA COUNTY – GRANGER TWP. –
HIGHLAND LSD - CONVENIENTLY LOCATED NEAR I-271, STATE
ROUTES & HIGHLAND SCHOOLS**

LIVE/ONLINE BIDDING AVAILABLE FOR REAL ESTATE

Also Selling: Polaris RZR – Two-Post Auto Lift – Steiner 420 – Misc.

Absolute auction, seller's relocating out of state, all sells to the highest bidder on location:

1218 WILBUR RD., MEDINA, OH 44256

Directions: From SR 94 (Ridge Rd.) north of SR 18 or south of 271 take Wilbur Rd. east to property. Watch for KIKO signs.



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

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Real Estate: Custom ranch home having completely remodeled applianced kitchen with granite countertops (2020), breakfast bar, built-in oven, dining area, master bedroom with Jacuzzi tub, walk-in closet and shower. Family room with fireplace and vaulted ceiling, two additional bedrooms and second full bath. Basement utility room, 200-amp electric (electric and plumbing completely updated approx. 2015), gas FA furnace and central air. Hardie Plank siding, Pella doors approx. 5 years old, stamped concrete patio with Pergola, composite decking, updated composite decking around above-ground pool, Four Winds swim spa. Bank barn completely remodeled approx. 12 years ago having Hardie Plank siding, living quarters, kitchenette, 1/2 bath. Ideal in-law suite or home office with data cable and WIFI. Nice approx. 50 X 64 divided shop 5 years old, separate electric, concrete floor, attic trusses with floored second level. 12' X 13' overhead door, 14' ceiling height in main shop area, Hardie Plank siding, concrete drive to home and shop! All situated on 2.8 acres with fruit trees and blackberries!

Note: Beautiful property with loads of opportunity! Property has been tastefully updated and remodeled throughout. Convenient location. Open house Friday, April 23 from 5:00-7:00 PM.

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.

Contents: 2010 Polaris RZR 800 – Steiner 420 4X4 mower with MD460 deck, 3 cyl. Kubota gas engine, 1800 hrs, (has been sitting last 4 years) – Selling separate: Steiner BD260 blade and SS248 bucket - 2016 two-post 9,000 lb. lift - alum. and fiberglass ladders – alum. pick – 4"-6" drainpipe

TERMS ON CHATTELS: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card 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.



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