



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**TUESDAY – APRIL 6, 2021 – 4:30 PM**  
**REAL ESTATE SELLS AT 5:00 PM**

## Handyman Home W/ Large Shop Building CARROLLTON SCHOOLS – LOUDON TWP.

Also Selling: 2002 Ford Explorer Sport – Tools – Furniture – Antiques – HH  
Online Bidding Available On The Real Estate

All sells to settle the estate. Location:

### 7131 GERMANO RD., CARROLLTON, OH 44615

Directions: Take Steubenville Rd. south of Carrollton to Germano Rd. and take Germano Rd. south.

Auction location is in the square of Kilgore. Watch for KIKO signs.



Real estate features a 3-bedroom handyman home and a 30' x 36' block shop building situated on 4 lots. This 1,398 SF home features 1 full bath, 1 bedroom, eat-in kitchen, living room, and laundry on the main floor. 2 bedrooms upstairs. Full block walkout basement. Gas FA furnace. Well & septic. Newer steel roof on both the home and outbuilding. The shop building has electric, cement floors, and (2) 9' overhead garage doors that are easily accessible from Hagerstown St. Mineral rights do not transfer with the property. Current taxes are \$464.10 per half year. Home could use some handyman work. Come prepared to buy. Online bidding available on the real estate. Call Colton Kiko with questions 330-614-2478. Home will be open for viewing at 1:00 PM auction day.

**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. Property to be sold as an Entirety and not to be offered in separate parcels.

**AUTO:** 2002 Ford Explorer Sport, 201,645 miles, possible head issue and radiator leak..

**CONTENTS:** Antique dressers – Vanity – Press-back rocker – Desk – Steel bed – Ceramic Christmas trees – Porch swing – Double bench grinder – Toolboxes – HW organizers – Reddy heater – Cedar trunk – Outdoor rocking chair – Porch glider – Galvanized washtubs – Oak high-boy dresser – Cigar boxes – Flat-screen TV w/ stand – Exercise bike – Stained-glass lamp – Piano - Etc.

**NOTE:** Auction starts at 4:30, be on time. 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:** Keith Kohler, Administrator for the Nancy S. Kohler Estate, Carroll County Probate case #20201158.



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

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