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# AUCTION

*LEADING THE INDUSTRY SINCE 1945*

**TUESDAY – MAY 25, 2021 – 1:00 PM**

## **Mary Gwynne Estate**

**1.65 AC. W/ HANDYMAN BRICK RANCH HOME**

2 Lots – Walkout Basement – 2-Car Garage – Concrete Drive

Large Shade Trees – Lexington Twp. – Stark Co., OH – Marlinton Schools

Also Selling: 2007 Pontiac Solstice Convertible

Online Bidding Available On Real Estate

All sells to settle the estate. Location:

**10945 NELLABROOK AVE. NE, ALLIANCE, OH 44601**

Directions: From RT 62 bypass take Beeson St. exit, then go west to Nellabrook and north to address. Watch for KIKO signs.



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

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





Parcel #2807937 and #2801854 totaling approx. 1.65 acres, quiet setting. All brick ranch home with 3 bedrooms, full bath, living room, dining room, kitchen, and 2-car garage on main level. Full walkout divided basement. Home has approx. 1,392 SF living area and was built in 1961. Gas FA furnace. Marlinton Local Schools. Home needs updates throughout. Current taxes are \$1,123.17 per half year. Bring your contractor! Updated roof approx. 5 yrs. ago!

**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.

**AUTO:** 2007 Pontiac Solstice convertible, standard shift, 52K mi, GXP, 2 door.

**TERMS ON CHATTELS:** Driver's license or State ID required to register for bidder number. Cash or Check accepted. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

**AUCTION BY ORDER OF:** J. David Daniels,  
Administrator of the Mary K. Gwynne Estate, Stark Co.  
Probate case #239321



Auctioneer/Realtor®  
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