



AUCTION

LEADING THE INDUSTRY SINCE 1945

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SATURDAY – SEPTEMBER 25, 2021 – 10:00 AM
REAL ESTATE SELLS AT 10:30 AM

VERY WELL MAINTAINED – QUALITY TWO-STORY BRICK & VINYL FOUR-BEDROOM HOME WITH TWO-CAR ATTACHED GARAGE – BUILT 1994 – 32' X 48' POLE BUILDING – CONCRETE DRIVE – 4.3 ACRES – PARTLY WOODED WITH FREE GAS – BERLIN TWP. – MAHONING CO. – WESTERN RESERVE SCHOOLS

Also Selling: Ford Tractor – 3 Pt. Equipment – Tools – Furniture – Household Goods

Absolute auction, owners downsizing and moving closer to family, all sells to the highest bidder on location: **5995 BEDELL RD., BERLIN CENTER, OH 44401**

Directions: Take US Rt. 224 west of Rt. 534 or east of Deerfield Circle to Bedell Rd. and north to auction. Watch for KIKO signs.



Real Estate: Quality two-story brick and vinyl home – built 1994 – 2,560 sq. ft. with open floor plan – fully applianced oak kitchen with loads of cabinet space, pantry, center island and dining area – large family room with brick fireplace with gas logs, formal dining room, front foyer entrance with coat closet, main-level laundry with shower and 1/2 bath. 4 second-level bedrooms, master having private shower bath, double vanity and large walk-in closet – open hallway with three additional bedrooms and 2nd full bath. Full basement under main home with FA gas furnace with free gas, central air, (elec. backup), 200-amp breaker electric, crawl space under kitchen, laundry and 1/2 bath. Two-car finished attached garage with Nature Stone floor. 32 X 48 metal sided pole building with water, electric, and concrete floors, 7' & 12' automatic overhead doors. Concrete drive. Beautifully landscaped. Nice set back off the road. 4.3 acres over 1/2 wooded. Drilled water well and private septic system. Nice location.



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

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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.



Tractor - Equipment - Tools - Trailer: Nice Ford 3000 gas tractor with power steering, 3 pt. PTO, single remote shows 1279 hrs. - Gatormade 6 1/2' X 10' single-axle trailer 2990 GVW with fold-down ramps - 3 pt. 6' blade - Int. 502 3 pt. 5' brush hog - Carini 3 pt. 5' finish mower - Oliver 3 pt. 2-bottom plow - 42" lawn sweeper - 3 pt. Tillot 5' offset rototiller heavy duty - 1/2" impact hand and power tools - 12 volt sprayer - SP mower - 20-ton hyd. jack - elec. heater - chainsaw sharpener - metal shelf - truck toolbox - live trap - hardware - Kobalt miter saw - 2-wheel lawn trailer - picnic table - gas power washer

Furniture - Household: Nice cherry dining room table, 8 chairs, 2 ext. leaves - 2 pc. cherry china hutch - uph. recliner - dresser - patio table and chairs - collapsible dog cage - bike - console stereo - stemware - vases - TV stand - sofa

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.

Auction By Order Of: George J. & Josephine Spahich



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