



AUCTION

LEADING THE INDUSTRY SINCE 1945

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WEDNESDAY - NOVEMBER 24, 2021 - 12:00 PM
REAL ESTATE SELLS AT 12:30 PM

Home On 1+ Acre - Nice Shop Building

ALSO SELLING: AUTOS - CAR PARTS - TOOLS - FURNITURE

Online Bidding Available On The Real Estate

Absolute auction, all sells to the highest bidders. Location:

1232 TALLMADGE RD., KENT, OH 44240

Directions: Take Tallmadge Rd. east of I-76 or west of OH-43. Watch for KIKO signs.



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

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Real estate features an early 2-story home w/ nice shop building situated on 1.14 acres. Home has had some updates and remodeling, but still has rustic charm. 2,564 SF of living area, 3 full baths, 4 bedrooms, and updated eat-in kitchen. Early brick/sandstone basement w/ crawlspace under the 2008 addition. Public sewer. Public water available, currently using artisan well. Gas FA, central air, and 200-amp breaker electric. Updated vinyl windows. Field LSD. Ready for updating to suit your needs.



Shop building built in 2000. 48'x36' main shop w/ attached 48'x24' addition. Gas heat, hot water, and 100-amp breaker electric. Concrete floors and plenty of lighting. 3 overhead garage doors.

NOTE: Property will be open for viewing beginning at 9:00 AM auction day. Call Colton Kiko, 330-614-2478, for questions regarding financing or how to buy at auction.

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.



AUTOS: 2000 Toyota Echo, 1 owner, 155,407 miles, runs good - 1978 Chevy LUV pickup, 60,661 miles, not running.

TOOLS - AUTO PARTS: Campbell Hausfeld 60-gal. air compressor - Metal band saw - Mortising machine - Disc sander - Power miter saw - Mig welder - Early workbench - RIDGID jointer - Blasting cabinet - Wood lathe - Snap-On engine stand w/ gear drive - Engine hoist - Sand blasting tank - Assorted transmissions, carburetors, manifolds, etc. - Corvette 15x8 rally wheels - (2) 1998 4.3L V6 engines - 1985 4.3L V6 w/ Quadrojet - 1962-'67 Chevy 283 V8 engine - 1970 4-153 Chevy Nova 4-cyl. Engine - (3) 4-181 engines, need rebuilt - Corvette racing wheels - Loads of wheels & tires - (2) Pallet jacks - Lesco stainless lawn spreader - Early Craftsman lawn tractor w/ plow - 20-ton shop press - Garage shelving - Hardware organizers - Push mower - Werner adjustable ladder - Loads of lawn tools - (3) Sets of car dollies - Werner stepladder - etc.



FURNITURE - HH: 1902 Montgomery Ward roll-top desk - Office chairs - File cabinets - Bookshelves - Antique baker's cupboard - Office desks - General household items - etc.

NOTE: Lots of sorting left to do. Anything may turn up. Parking available at the church across the street.

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.



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