



AUCTION

LEADING THE INDUSTRY SINCE 1945

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WEDNESDAY - JUNE 8, 2022 - 5:30 PM

Exciting Real Estate Auction

SECLUDED 1-OWNER HOME ON ALMOST 6 ACRES

Location - Location - Location - In-Ground Pool - 24 x 35 Pole Building
Generac Whole-House Generator - New Franklin City - Northwest Schools
Online Bidding Available

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

2135 W. NIMISILA RD., CLINTON, OH 44216 (NEW FRANKLIN CITY)

Directions: From Manchester Rd. and Nimisila Rd. head west on Nimisila to address. Watch for KIKO signs.



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

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PROPERTY FEATURES: 2-story, 1-owner home built in 1975 on approximately 5.89 acres. Home sits back almost 450' from road. First floor of home features a large mudroom w/ washer/dryer and storage off heated oversized 2-car garage, rustic beamed family room w/ sliding glass door to in-ground pool, patio area and gas fireplace, kitchen, formal dining room, living room w/ picture window, and half bath. Second floor has a master bedroom w/ shower bath and walk-in closet, 3 additional bedrooms, and full bath w/ garden style tub. Full basement w/ Finnsauna Lagerholm Steam Sauna and a hot tub. Generac whole-house generator, FA Amana furnace and AC, and breaker electric. In-ground heated pool that has been professionally opened and closed yearly. 24x35 concrete pole building w/ large overhead door with approx. 2 acres of open land behind pole building. Perfect for 4-H projects, animals, gardening, etc. Home and land have been very well maintained over the years. Ready for updates and sprucing. Call now to find out how to buy this home at auction. Summit County parcel #2400080.



OPEN HOUSE: Saturday, June 4th from 10:30 AM-12:30 PM and 2 hours prior to 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.



AUCTION BY ORDER OF: Karen and John Rogers, POA for Sandra Rose Harrill



STARTS: THURSDAY – JUNE 2, 2022 – 12:00 PM
ENDS: THURSDAY – JUNE 9, 2022 – 12:00 PM

Online Only Auction

FURNITURE – COLLECTIBLES – HOUSEHOLD - NO SHIPPING

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PREVIEW: SATURDAY – JUNE 4, 2022 – 10:30-11:30 AM

PICKUP: MONDAY – JUNE 13, 2022 – 10:00 AM-1:00 PM

FEATURES: Framed pictures – Lladros – glass/china – Teacups/saucers – Beds – China hutches – Christmas items incl. Dept. 56 – Yard tools – chains – Push mower – homemade trailer – floor jacks – lg. extension ladder – Retro style radio – wheelbarrow – yard cart – common household items and more.

TERMS: Visa, MasterCard & Wire Transfer accepted. 15% buyer's premium on all sales. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

AUCTION BY ORDER OF: Karen and John Rogers, POA for Sandra Rose Harrill



Auctioneer/Realtor®

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