



AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

WEDNESDAY – JUNE 15, 2022 – 5:30 PM
REAL ESTATE SELLS FIRST

William E. Talbott Jr. Estate

QUALITY ONE-OWNER CUSTOM-BUILT RANCH HOME
THREE BEDROOMS – TWO BATHS – SUNROOM - .49-ACRE LOT
PUBLIC UTILITIES – NICE AREA

ONLINE BIDDING AVAILABLE ON REAL ESTATE

Also Selling: Living Room Furniture – Bookcases – Piano - Household

To settle the estate, all sells on location: :

600 HILLSDALE DR., SEBRING, OH 44672

Directions: 15th St. north of Rt. 62, east on Carolina Ave. and south on Hillsdale Dr. Watch for KIKO signs.



Very well-kept home. Built in 1996 having 1,940 sq. ft. open concept living area. Front dining room with triple windows and built-in china, large oak kitchen with bar seating, living room with gas log fireplace and doors to rear sunroom having vaulted ceiling and access to concrete patio. Huge master bedroom with private bath having double vanity, separate shower, Jacuzzi tub, walk-in closet, and laundry. Full hall bath and two additional bedrooms, one with vaulted ceiling. Full 12-course basement, 2011 Concord forced air gas furnace with heat recovery ventilation system, central air, public water, and sewer. Finished two-car garage, concrete drive and turn around. 120' X 130' lot, woods on side border. Storage building. Beautiful home, shown by appointment or open 3:30 PM sale day. You'll love this one!

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.

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

800-533-5456 | kikoauctions.com





Furniture - Household: Pair upholstered chairs - sofa - entertainment center - recliner - platform rocker - end stands - 2 lamps - bookcases - spinet piano - small chest freezer - small wine fridge - stemware - glassware - general household and kitchen items

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: Kenneth J. Cardinal, Executor of the William E. Talbott, Jr. Estate. Case #2022ES00228



Auctioneer/Realtor®
RUSSELL T. KIKO JR.
330-495-0923
rustykiko@kikocompany.com



Realtor®
MELANIE ROYER
330-831-1446
melanie@kikocompany.com



800-533-5456 | kikoauctions.com

