



AUCTION

LEADING THE INDUSTRY SINCE 1945

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THURSDAY - JUNE 23, 2022 - 4:30 PM
REAL ESTATE SELLS AT 5:00 PM

The James Justice Estate

4-BR RANCH HOME - 24X30 HEATED SHOP BLDG.

On Half Acre - Excellent Location

Jackson Twp. - Stark Co. - Jackson Schools

On-Site Auction With Online Bidding Available On Real Estate

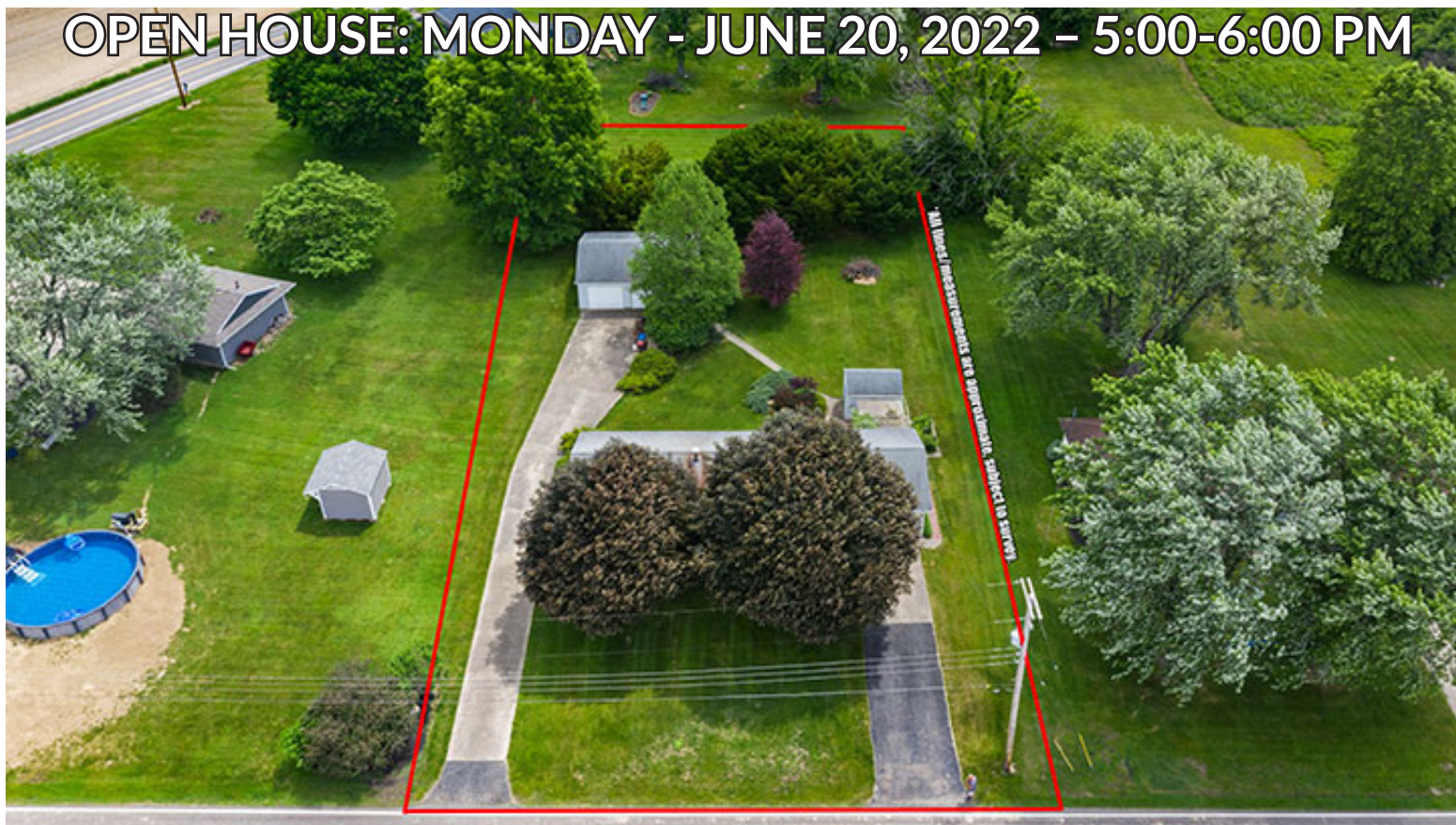
Also Selling: Woodworking Tools - Household - Misc.

Real estate sells at absolute auction to the highest bidder and chattels sell to settle the estate. Location:

5384 CRYSTAL LAKE AVE. NW, CANAL FULTON, OH 44614

Directions: From OH-21 take the Butterbridge exit and go east for 2.1 miles to Lafayette Dr. NW, then turn right, then continue .5 miles and turn right onto Crystal Lake Ave. NW to auction. Watch for KIKO signs.

OPEN HOUSE: MONDAY - JUNE 20, 2022 - 5:00-6:00 PM



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

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THE FOLLOWING SELLS AT ABSOLUTE AUCTION TO THE HIGHEST BIDDER.

REAL ESTATE: Ranch home built in 1958 featuring 1,300 SF of living space. The home features an eat-in kitchen, living room with wood burner, 4 bedrooms, 1 full bathroom, sunroom, main-floor laundry, and 1-car attached garage. Home needs updating and sprucing up! Detached 24x30 heated shop building with 2 overhead doors. All on a half acre in Jackson Twp., Jackson School District! Excellent location out in the country with views of farm fields all around. Stark Co. parcel #1601011. Taxes are \$1,326 per half year.

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.

THE FOLLOWING SELLS TO SETTLE THE ESTATE

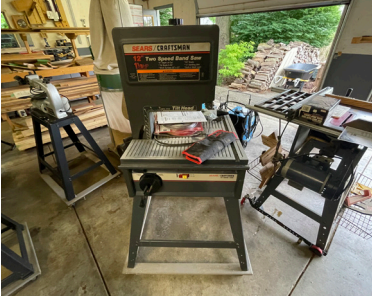
TOOLS - EQUIPMENT: Craftsman Table Saw - Osborne Miter Gauge - RIDGID 13" Planer w/ Legset - Craftsman 12" 2-spd. Bandsaw - RIDGID EB4424 Oscillating Spindle Belt Sander - Dremel 1680 16" Var. Spd. Scroll Saw - Craftsman 6" Jointer/Planer - Porter Cable Routing Table - RIDGID 16-Gal. Shop Vac w/ Attachments - Craftsman Hollow Chisel - Stihl BGA 56 Battery Operated Leaf Blower - Stihl FSA 85 Battery Operated Trimmer - Craftsman Elec. Mini Tiller - Power Smart Elec. Branch Grinder - Black & Decker Hedge Trimmers - Black & Decker Grass Hog XP Elec. Trimmer - Hart Design Dovetail Jig - Yard Machines 22", 5HP Snow Blower - Troy-Bilt 4.5HP Pressure Washer - Miller Thunderbolt AC/DC Arc Welder - Central Machinery 2HP Dust Collector - Horizontal Band Saw - 3-in-1 Disc/Belt Sander/Grinder - Craftsman 12" Wood Lathe - Craftsman Toolbox - Duff Lynx 1-ton Chain Pulley - 3-ton Floor Jack - Assorted Hardware, Hand tools, Power tools, Clamps.

ALSO SELLING: (4) Gym Lockers - Steel Setup Table/ Workbench - Homemade Downdraft Table - Assort. AC Window Units - Brass Figurines - Vizio 48" TV & Sound Bar - Glass Quilt Display - Life Smart Infrared - Kawai MK20 Elec. Keyboard - Floral Print Hurricane Lamps - Oak Secretary Hutch - Mid-Century Chest of Drawers - Roll-Top Desk - Lighted Curio Cabinet - Wrought-Iron End Tables - General Household.

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.

REAL ESTATE AUCTION BY ORDER OF: Lolly & Scott Covell

CHATTEL AUCTION BY ORDER OF: Laura Covell, Executrix of the James Justice Estate, Stark County Probate case #241185



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