



AUCTION

LEADING THE INDUSTRY SINCE 1945

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TUESDAY – OCTOBER 25, 2022 – 5:00 PM
REAL ESTATE SELLS 5:30 PM

Frank Trust Auction

EXCITING REAL ESTATE OPPORTUNITY

FAMILY OWNED 40+ YEARS – 19 ACRES OF OPEN & WOOD-ED LAND WITH CLEAN BRICK RANCH HOME – TWO-CAR ATTACHED GARAGE – 32 X 48 TWO-STORY BLOCK BUILDING – 12 X 18 STORAGE SHED – LAWRENCE TWP. – TUSLAW SCHOOLS – STARK CO. – ONLINE BIDDING AVAILABLE ON REAL ESTATE

Also Selling: Furniture – Household Goods

Absolute auction, all sells to the highest bidders on location:

4920 PENBROOK ST., NORTH LAWRENCE, OH 44666

Directions: Take Rt. 93 south of Rt. 21 to Orville St. and east to Penbrook St. then north to address. Watch for KIKO signs.



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

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Real Estate: Beautiful 19-acre hideaway with clean brick ranch home with applianced kitchen, dining room with patio doors and built-in China plus storage closets, large living room with bay window and ornamental electric fireplace, two bedrooms and full bath with linen closet. Full basement with electric boiler heat plus AC, 200-amp breaker electric, full bath, wood-burning fireplace with access stairs to two-car attached glaze-tiled garage, covered rear porch, updated windows & shingles, wired for generator hookup. Concrete circle turnaround. 32 X 48 two-story concrete shop/garage. 12 X 18 storage shed, corn crib. Lovely setting. Drilled water well with softener and private septic system. Approx. 1/2 open land balance wooded.

Note: Family owned 40+ years. Beautiful set back off the road. Call for private showing. You'll like this this property. Divided as follows:

Parcel #1: Approx. 9.5 acres with all buildings. Open and wooded land.

Parcel #2: Approx. 9.5 acres. Open in front, wooded in rear.

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 offered as a Multi Par auction and sold whichever way it brings the most.

Furniture - Collectibles - Household: Mahogany dressers - cedar chest - Mahogany drop-front secretary - curio cabinet - end stands - costume jewelry - linens - platform rocker - sewing rocker - cherry Queen-Anne foyer table - dining room table and chairs - modern dry sink - cups and saucers - dishes - uph. loveseat - Precious Moments - small salesman sample wringer washer - small chest freezer - flatware - baking dishes - milk can - front-load Frigidaire washer and elec. dryer - side stands - assorted household 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: Mark A. Frank successor trustee of the Wilma J. Frank Living Trust



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