



AUCTION

LEADING THE INDUSTRY SINCE 1945

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MONDAY – OCTOBER 17, 2022 – 5:00 PM
REAL ESTATE SELLS FIRST

James Casto

APPROX. 2 ACRES LAND WITH HANDYMAN COTTAGE
HOME OVERLOOKING OHIO RIVER – TWO-CAR GARAGE
GREAT VIEWS

Also Selling: 3 Ford 8N Tractors & Small Equipment

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

1654 CLEVELAND AVE., EAST LIVERPOOL, OH 43920

Directions: Take Pennsylvania Ave. Rt. 39 on east end of Liverpool to Waiter St. & east to Cleveland Ave. and left. Watch for KIKO signs.



674 sq. ft., one-story home with basement, porch, needs restored and remodeled. City water and septic. Two-car detached garage. Would make a good Airbnb. Come take a look. Spectacular view of river with room for nice deck or pavilion overlooking river.

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.

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Tractors – Equipment: 3 clean Ford 8N tractors, all with 3 pt. – 3 pt. finish mower – box blade – 5’ 3 pt. brush hog

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: James Casto



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