

# ABSOLUTE AUCTION

TUESDAY, JUNE 4, 2024, 12:00 PM  
REAL ESTATE SELLS AT 12:30 PM



REAL ESTATE



## LIVE AUCTION WITH ONLINE BIDDING ON REAL ESTATE

### AUCTION HIGHLIGHTS

- 14 X 28 Storage Building
- Small Storage Barn
- Large Corner Lot
- Lexington Twp.
- Stark Co.
- Marlington Schools

### Also Selling

- Furniture
- Household

### REAL ESTATE

Extremely well maintained, vinyl-sided ranch home with fully applianced kitchen with breakfast bar, living room, two main-level bedrooms, full bath, linen closets, main-level laundry, with washer and dryer. Enclosed finished breezeway with FA heat and gas fireplace. Full basement under main house with FA gas heat, central air, laundry hookup, breaker electric, jacuzzi tub, updated Pella windows, recent shingles plus metal roof on garage and breezeway. Covered front porch and rear patio. Two-car attached garage with wood burner. 14 X 28 storage shed new in 2008 plus small storage barn. Large corner lot. City water and sewer.

## RANCH HOME WITH TWO-CAR ATTACHED GARAGE

11401 RIDGEFIELD RD. NE,  
ALLIANCE, OH 44601

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Information is believed to be accurate but not guaranteed.  
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Scan for auction details, including directions.

Absolute Auction.  
All sells to the highest bidders on location.



**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.

**FURNITURE, HOUSEHOLD, GARAGE ITEMS**

Sofa; large recliner; flatscreen TV; double bed with new mattress; dresser; lighted curio; glassware; Dirt Devil vacuum; Electrolux vacuum; small kitchen appliances; pots; pans; platform rocker; gas grill; end stands; humidifier; flatware; fans; console sewing machine; bedding; towels; console radio; coolers; golf clubs; décor items; 2-chair dinette; lawn tools; Craftsman 5 HP 24" snowblower; lawn roller; wheelbarrow; Werner 16" aluminum ext. ladder; USA bike; workbench; small vise; misc. hardware

**TERMS ON CHATELS**

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**  
Kress Family



**RANDALL L. KIKO**  
AUCTIONEER/REALTOR  
330.831.0174  
randallkiko@kikocompany.com



REALTORS  
AUCTIONEERS  
ADVISORS

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