



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**SATURDAY – SEPTEMBER 10, 2022 – 10:30 AM  
REAL ESTATE SELLS FIRST**

**3-Bedroom Modular Home On 35 Ac. Of Recreational & Hunting Land  
SELLER'S MINERAL RIGHTS TRANSFER – OFFERED IN PARCELS**

Berlin Lake Area – Stark Co. – Lexington Twp. – Marlinton Schools  
Also Selling: Ferris IS2100Z Zero-Turn Mower - Golf Cart – Tools – Furniture  
On-Site & Online Bidding Available On The Real Estate

Absolute auction, all sells to the highest bidders. Location:

**16080 LOWE RD. NE, ALLIANCE, OH 44601**

Directions: Take RT 225 north of Alliance or south of RT 224 to Lowe Rd. then turn east to auction. Watch for KIKO signs.



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

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Real estate features a 3-bedroom modular home built in 1991 with approx. 2,102 SF living area. Home has an oak kitchen with appliances, living room, formal dining room/rear living room, and sunroom. Main bedroom has a large private walk-in bathroom with jetted tub and shower. 2 other bedrooms and full bath. Main-floor laundry and half bath. Attached 2-car garage. Lg. rear wood deck with Sunsetter awning and front covered porch. Propane FA heat with central air. All situated on 35.395 acres. Ideal year-round home or weekend getaway with loads of wildlife, riding trails, and close access to Berlin Lake and Deer Creek.

**PROPERTY DIVIDED AS FOLLOWS:**

**PARCEL #1:** 3-bedroom home on 12.55 ac. Parcel #2808320.

**PARCEL #2:** 23.4 ac. wooded land with trails and potential homesite. Parcel #2808312.

**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.

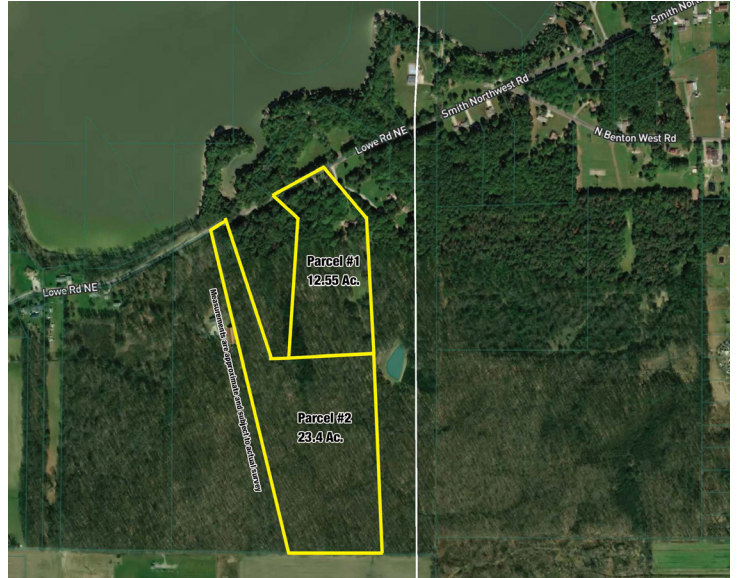
**LAWN EQUIPMENT & GARAGE ITEMS:** 2014 Ferris IS2100Z zero-turn mower, 56.7 hrs., Briggs & Stratton Vanguard 26HP, never seen ethanol - Cub Cadet LT1050 riding lawn mower w/ 50' cut - 1984 Club car gas golf cart w/ 4 seats - NIB Campion 4,500-lb. winch mounted on receiver hitch w/ wiring kit - Caldwell BR pivot shooting bench - Metal flip target - 2009 Graco Magnum Prox9 paint sprayer - Stihl 026 chainsaw, needs tune up - 12V sprayer - 2-ton floor jack - Misc. hand tools & power tools - Shop vac - Wheelbarrow - Jack stands - 6" vise - Sears 5.5HP vertical air compressor, 25 gal. - Older Sears table saw - Gas cans - Garage items.

**FURNITURE:** Recliners - End stands - Lamps - Older TV - Entertainment center - Microwave & stand - Oak dining table with 8 chairs & extra leaves - Reclining sofa - Retro sofa & chair - Upholstered chairs - Planola player piano - 3-pc. king size bed - Rollaway bed - Bunk bed - Bookshelf - Oak desk & file cabinets - Queen size 3-pc. bed set - File cabinets.

**HOUSEHOLD:** Oneida flatware set - 156 piano rolls - Bar glassware - Normal kitchen household - Firestone tractor picture - 11 diecast cars/trucks - OSU stadium picture - Mule deer & antelope mount - Denon receiver - Sony DVD player - Dish set - Canon AE1 camera - Home office supplies - Pool table light - Rocker horse - Camp chairs - Folding table and chairs - Bowling pin - Targets - Turkey fryers.

**TERMS ON CHATELS:** 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.

**AUCTION BY ORDER OF:** Lawrence & Julia Petrasek



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