



AUCTION

LEADING THE INDUSTRY SINCE

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THURSDAY - APRIL 27, 2023 - 11:00 AM
REAL ESTATE SELLS AT 12:00 PM

Helen H. Kirk Living Trust Auction **Opportunity Knocking “A Little Bit Of Country”** **Quality Built Contemporary Style Home** **On 7-Plus Acres (Free Gas)**

CUYAHOGA FALLS, OH - SUMMIT COUNTY - WOODRIDGE SCHOOLS

Also Selling On-Site Only: Firearms - Remington Statue - Horse Tack
1961 Serro Scotty Ground Up Restoration - Furniture - China - Tools - Tobacco Indian
Military Uniforms - Stamp Books - Duck Decoys - Terry Redlin Prints
Golf Cart & Thomasville Furniture - Much More

Online Bidding Available On Real Estate Only
Absolute auction, all sells to the highest bidders on location:

2150 ALBERTSON PARKWAY, CUYAHOGA FALLS, OH 44223

DIRECTIONS: From Rt. 8 take the Portage Trail exit and go west then north on Albertson Parkway.

REAL ESTATE: This is a well-built contemporary style home with 4 bedrooms, 3 bathrooms, 1 half bath, living room with vaulted ceilings, wet bar, and fireplace. Updated kitchen with appliances, first floor laundry room, family room, full basement, dining room, home office, 2-car attached garage and FREE GAS. Additional features include whole house gas backup generator, gas forced air heat, central air, well and septic, breaker electric, workshop and barn with 5 stalls and paved driveway. This is all situated on 7+ acres that is located on a cul-de-sac street and only minutes from shopping, parks, hospitals, and highways. A little bit of updating will go a long way.



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 sold as an Entirety and not to be offered in separate parcels.



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CHATELS SELLING ON-SITE ONLY:

TRAILERS: 1961 Serro Scotty Air Stream, ground up restoration in 2015, original frame, new torsion axle & tires, original aluminum skin, windows, doors, lights, all new wood interior, mattress and leather cushions - 1997 Club Car electric golf cart with charger

LAWN & GARDEN: Scag STHM CV commercial riding mower, 22hp Kohler engine, 1,987 hrs. - EGO push mower and blower - TroyBilt 33" walk-behind mower - Toro Snow blower - 24' and 8" fiberglass ladders - Stihl gas blower & trimmer - aluminum ATV ramps - jack stands - ATV jack - Stihl 009 chainsaw - air compressors - large bench vise - appliance dolly - shop vac - power tools - hand tools - Fimco 12-volt sprayer and much more.

GUNS: Winchester model 94 Saskatchewan Diamond Jubilee 38-55-win 20" -barrel lever action new in box - Ithaca Mag-10 10 ga. semi-auto 32-inch barrel - Weatherby Regency 20-gauge O/U 26" barrel - Ithaca Deer Slayer 12 ga. pump 24" barrel w/ legend scope - Ithaca Mod 37 12 ga. pump 30" barrel - Winchester model 88 308 cal. with Bausch Lomb scope - Winchester model 70 7mm mag bolt action w/ Leupold scope - Remington Wing master 870 w/ smooth bore slug barrel - Sako Forester 22-250 w/ Leupold scope - S&W model 29-2 44 mag 6.5 barrel - S&W model 25-3 45 cal. w/ box & wood case 125th anniv. - S&W model 19-3 357 mag 4" barrel with box - Ammo 10, 12, 20, 7mm, 22-250, 308, 357, 38 and 44 mag. - Also selling fishing tackle.

FURNITURE - HOUSEHOLD: Thomasville 3-piece bedroom suite, king size bed - Thomasville dining room table and matching hutch - bookcases - lamps - patio furniture - holiday items - Noritake China set - stemware - wooded bowls - a variety of cloth chairs - couches - leather chairs - Kenmore washer - GE dryer - marble top end stands - LG refrigerator and much more

COLLECTIBLES - ANTIQUES: Ducks Unlimited duck decoys signed - Tobacco Indian - vintage coin slot machine - Remington Bronze statue - Terry Redlin prints - Fred Stone prints - Native American prints - cowboy prints - Military uniforms and trunks - horse tack (Vintage Johs Stubben Krefeld saddle & Simco Western Silver show saddle, 15" plus more)

AUCTIONEERS NOTE: Home under surveillance. Many items still need unpacked. Anything may show up! Plan to attend another quality KIKO auction!

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. Firearms buyers must be an Ohio resident, 21 years of age to purchase a handgun and 18 years of age to purchase a long gun. Buyer will be required to fill out firearm buyer information paperwork at pickup. No shipping of firearms.

Auction By Order Of: Richard Kirk, Trustee of the Helen H. Kirk Living Trust



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