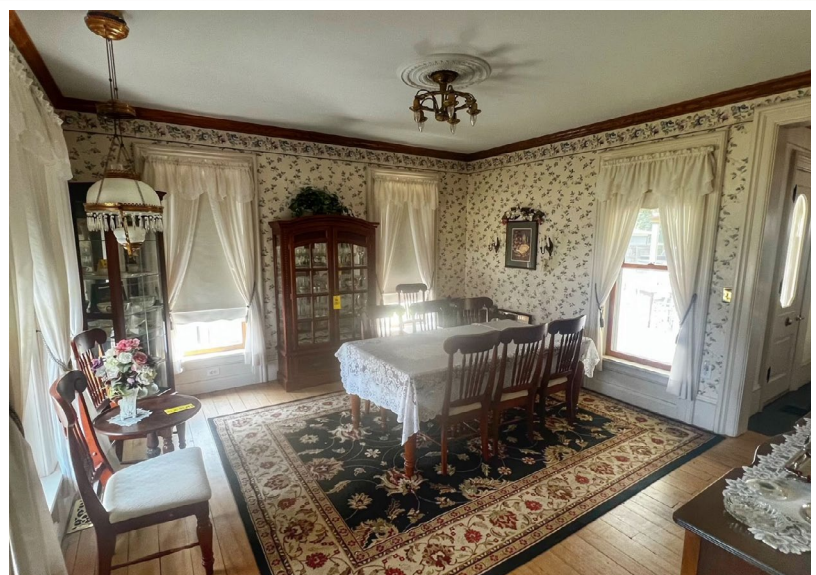


ABSOLUTE AUCTION

THURSDAY, SEPTEMBER 5, 2024 – 12:30 PM
REAL ESTATE – 12:30 PM



WELL MAINTAINED CENTURY FARMHOUSE

3956 TALLMADGE RD.,
ROOTSTOWN, OH 44272

1.15 ACRES W/ SHOP BUILDING
PORTAGE CO. – ROOTSTOWN SCHOOLS

ALSO SELLING ONLINE ONLY VEHICLES AND CONTENTS OF HOME.

STARTS: FRIDAY, AUGUST 30, 2024, 12:00 PM
ENDS: FRIDAY, SEPTEMBER 6, 2024, 12:00 PM
PICKUP: TUESDAY, SEPTEMBER 10, 2024,
9:00 AM – 1:00 PM

www.kikoauctions.com | 800.533.5456

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



REALTOR

MLS



Scan for auction details, including directions.

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

Very well maintained century old farmhouse situated on 1.15 acres in Rootstown. The first floor has a large eat-in kitchen with breakfast bar and a beamed cathedral wood ceiling, laundry/utility room, formal dining room, a den or first floor bedroom, and full shower bath with claw footed tub. The 2nd floor has 3 bedrooms. Off the 3rd bedroom is the unfinished attic access that could be finished off living area or storage. Full basement with breaker electric, F/A gas furnace, and A/C. Large, covered country side porch. The detached shop is approximately 40'x24' with Reznor heat and a window A/C unit. Attached to the shop is an additional garage space with two garage doors. The lot is 115' x 435' deep with a large firepit in the back. Public water and septic. Property ready for some updates. Call to find out how to buy this home.

NOTE.

Home open for inspection Tuesday, September 3, 2024 - 5:30-6:30 PM and 2 hours prior to auction.
 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.

ALSO SELLING ONLINE ONLY. VEHICLES AND RELATED.

Well maintained 1981 Chevy C10 pickup truck with 500 CC V8 Cadillac Motor; 1999 Chevy Tahoe LS w/150,000 miles; 1997 Chevy S10 Pickup, standard shift w/127,000 miles; Project 1983 Jaguar XJS HE project car, no motor – 500 CC V8 Cadillac Motor w/transmission on metal stand (appears to be rebuilt).

TOOLS, EQUIPMENT, MOWER.

Lincoln Electric SP 135T welder w/tank; Lincoln Electric AC/DC Arc welder; Craftsman table saw; Craftsman miter saw; 40 lb. Abrasive blaster; hydraulic lift; 36" metal break; loads of hand tools and power tools; jack stands; Pro-Logix battery charger/starter; Porta power; Oxy/acetylene torch set; Dyna-glo heater; grinders; Central Machinery drill press; Allied 2 ton hydraulic engine hoist/lift; Craftsman tool box; loads of bolt stock, wires, and misc.; Husqvarna YTH2348 Riding mower; Ladders; and much more.

FURNITURE, HOUSEHOLD, MISC.

Early ice box; Table and 6 chairs; glider rocker; Dining room table and chairs; Dining hutch; 11'x8.5' oriental style floral rug – Mahog table and chairs; Old framed pictures and prints; lamps; drop leaf 2 drawer nightstand; 2 drawer nightstand; Christmas décor; vanity dresser and bedroom furniture; household/kitchen items, and much more.

FISHING POLES.

Early fishing rods and reels; fly reels.

Many items not listed, watch for KIKO Catalog to bid online.

ONLINE TERMS.

Visa, MasterCard & Wire Transfer accepted. Wire Transfer required on purchases totaling \$1,500 or greater. 15% buyer's premium on all sales. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used. NO SHIPPING. Bring your own help and tools for load out.

AUCTION BY ORDER OF.

Family of Ronald Beken



BROOKS AMES
 AUCTIONEER/REALTOR
 330.703.2732
 brooks@kikocompany.com



REALTORS
 AUCTIONEERS
 ADVISORS

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

