



AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

Friday - August 25th - 11:30 AM
Real Estate sells at 12:00 PM

Ranch Home on 1/2-Acre Corner Lot
Doylestown Village - Stately Trees
Also selling: Antiques - Quilt Collection - HH

DOYLESTOWN, OH - WAYNE CO - CHIPPEWA LSD

Onsite Auction With Online Bidding Available

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

145 CONCORD TRAIL, DOYLESTOWN, OH 44230

Directions: From SR-21 south of I-76 take exit SR- 585 south. In 3 miles turn left onto Clinton Rd. then a quick right to stay on Clinton Rd. In 1/2 mile turn right onto W. Clinton St. Follow for 1 mile then turn left onto Concord Trail to auction. Watch for KIKO signs.

Open House: Monday - August 21, 2023 - 4:30-6:00 PM



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

800-533-5456 | kikoauctions.com



Real Estate: Located on a quiet street in an established neighborhood, this well-maintained ranch home sits on a 1/2-acre corner lot. Stately trees and mature landscaping offer seclusion and shade. The main floor of home features a spacious living room with vaulted ceilings and oversized stone fireplace, library, eat-in kitchen with sliding doors that lead to an inviting four seasons room. Formal dining area, two bedrooms, including a master suite, guest bath with tub shower and laundry room/foyer that leads to attached two-car garage with a heated hobby room/office. The lower level includes partially finished basement with full bath and unfinished portion with plenty of storage. Utilities include 200-amp breaker electric, gas, public water, and sewer. This is a must-see property, with an award-winning home with much to offer, all just 10 min. from I-76!! Half year taxes, \$1,481. Wayne Co. parcel # 17-01107.000. Call auctioneer for details on how to use your current home to buy this one! Bank financing available to qualified buyers.



Also Selling: 50+ Hand Made Quilts - Antique Chairs & Rockers - Costume Jewelry - Gold & Silver - 4" Wilton Vise - (2) Oak Cabinets - Glass Front Kitchen Cupboard - Patio Table & Chairs - Binoculars - Vintage Egg Basket - Sad Irons - Ant. Stromberg Carlson Tele. - Lambert Hitchcock Cabinet, Bookshelf & Chairs - Assorted Crocks - Round Oak Clawfoot Table & Chairs - Cookie Jar Collection - Ant. Steamer Chests - Copper Steamer Boiler - Yard Tools - Woven Baskets - Wall Decor - Quilt Racks - 3pc. Cherry Dining Room Set - Lane Cedar Hope Chest - 3pc. Full Size Bed Set - Large Collection Of Glassware Including: Fenton Silvercrest, Carnival, Milkglass, China Sets, Pyrex, Blue Mason Jars, Smuckers & More - Book Collection - Misc. HH & More!



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.



Terms On Chattels: 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: Cheri Nemes POA For Lois Nedrow



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