

# ABSOLUTE AUCTION

WEDNESDAY, OCTOBER 16, 2024, 11:00 AM  
REAL ESTATE SELLS FIRST



REAL ESTATE



## LIVE AUCTION WITH ONLINE BIDDING



**REAL ESTATE.** Features a good split level home on .64 acre in Nimishillen Twp. Main floor has oak kitchen, dining room, and living room. 3 bedrooms and a full bath upstairs with hardwood floors. Lower level has family room, utility room w/ gas furnace, central A/C, breaker electric. Home has drilled well and is on county sewer. Attached 2-car garage, asphalt driveway, 3 dim. shingles. Nice backyard with 2 storage barns. Home ready for cosmetic updates. Terrific 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.

**ALSO SELLING.** John Deere 345 lawn tractor, 48", hydrostatic, 1,161 hrs.; Scars welder; Lawn tools; Oak table w/ 6 chairs and china hutch; Sofas and chairs; Corner cabinet; Drop front desk; Bell collection; Dolls; Knick knacks; Longaberger baskets; Oil lamps; Full size bed w/ dresser; Lamps; Books; Upright freezer; Air compressor; Hand tools; Kitchen items; Household goods.

**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:** William and Janis Lutton, Trustees

## GOOD SPLIT LEVEL HOME

Nimishillen Twp.  
Stark Co., OH  
Louisville CSD

6860 BERIDGE AVE. NE,  
LOUISVILLE, OH 44641



**MATTHEW P. KIKO**  
AUCTIONEER/REALTOR®  
330.327.9617  
mattkiko@kikocompany.com

www.kikoauctions.com | 800.533.5456

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



Scan for auction details, including directions.

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