



# ABSOLUTE AUCTION

SATURDAY, JANUARY 18, 2025, 11:00 AM  
OPEN HOUSE: MON. JAN. 13 - 3:00-5:00 PM



REAL ESTATE



**REAL ESTATE - LIVE W/ ONLINE BIDDING  
CONTENTS - ONLINE ONLY**

## GOOD TWO-STORY HOME & CONTENTS

Meadow Wood  
Allotment  
Green Schools

### AUCTION HIGHLIGHTS

- 4 Bedrooms, 2.5 Baths, 2,384 SF
- Fully Appliance Kitchen W/ Oak Cabinets
- Family Room W/ Fireplace
- Attached Finished Garage
- Rear Deck & Concrete Patio

### Also Selling Description:

- Cherry Dining Room Suite
- Oak & Oriental China Cabinets
- Glassware
- Tools, Household, Etc.



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Information is believed to be accurate but not guaranteed.  
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Scan for auction details, including directions.

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



**REAL ESTATE**

Good two-story home having fully applianced kitchen with oak cabinets and Corian counter tops. Dining area, formal dining room, living room, and family room with fireplace with gas logs. Half bath and laundry on main level. Second level featuring large master bedroom with full bath double vanity, shower, and walk-in closet. Three bedrooms and full bath with sky light. Extra course basement, breaker electric, gas furnace, central air, drilled well & sewer, attached finished garage, concrete drive, rear deck, concrete patio area, and storage shed. Situated on 105' x 159' corner lot. Updated windows and roof shingles, well maintained. Convenient location, close to schools, immediate possession. Open for viewing auction day 9:00 AM. Call John for more information and how to buy.

**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 CONTENTS ONLINE ONLY**

Starts: Monday, January 20, 2025, 5:00 PM  
Ends: Monday, January 27, 2025, 6:00 PM  
Preview: Saturday, January 18, 2025, 9:00-11:00 AM  
Pickup: Friday, January 31, 2025, 10:00 AM-2:00 PM

**CONTENTS**

Cherry dining room suite; Oak & Oriental China cabinets; drop front desk; organ; dinette; sofa; love seat; beds; dressers; desks; TV; stands; collectibles; China; depression, Bohemian & press glassware; linens; mantle clocks; patio furniture; Toro push mower; Craftsman 6 1/2 hp. chipper/vac; TroyBilt power washer; blower; hedge trimmer; weed whip; wheelbarrow; power, hand & yard tools; hardware; pictures; books; usual kitchen items; household items; Christmas & holiday decorations; golf clubs & more.

**ONLINE TERMS**

Visa & MasterCard accepted. 15% buyer's premium on all sales. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used. To register for online bidding and full terms, go to [www.kikoauctions.com](http://www.kikoauctions.com) for a link to Proxibid. **No Shipping, Pickup Only**