



AUCTION

LEADING THE INDUSTRY SINCE 1945

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Wednesday - September 20, 2023 - 12:00 PM
Real Estate Sells First

Split Level Home On Corner Lot
Garden Tractor - Guns - Collectibles
ORRVILLE, OH - WAYNE CO. - ORRVILLE CSD

Live Auction With Online Bidding Available

All sells to settle the estate on location:

600 EAST PARADISE ST., ORRVILLE, OH 44667

Directions: From US Route 30 take OH 57 north 3 miles to East Paradise. Turn right to auction location. Watch for KIKO signs.

Open House: Thursday - September 14, 2023 - 4:30-6:00 PM

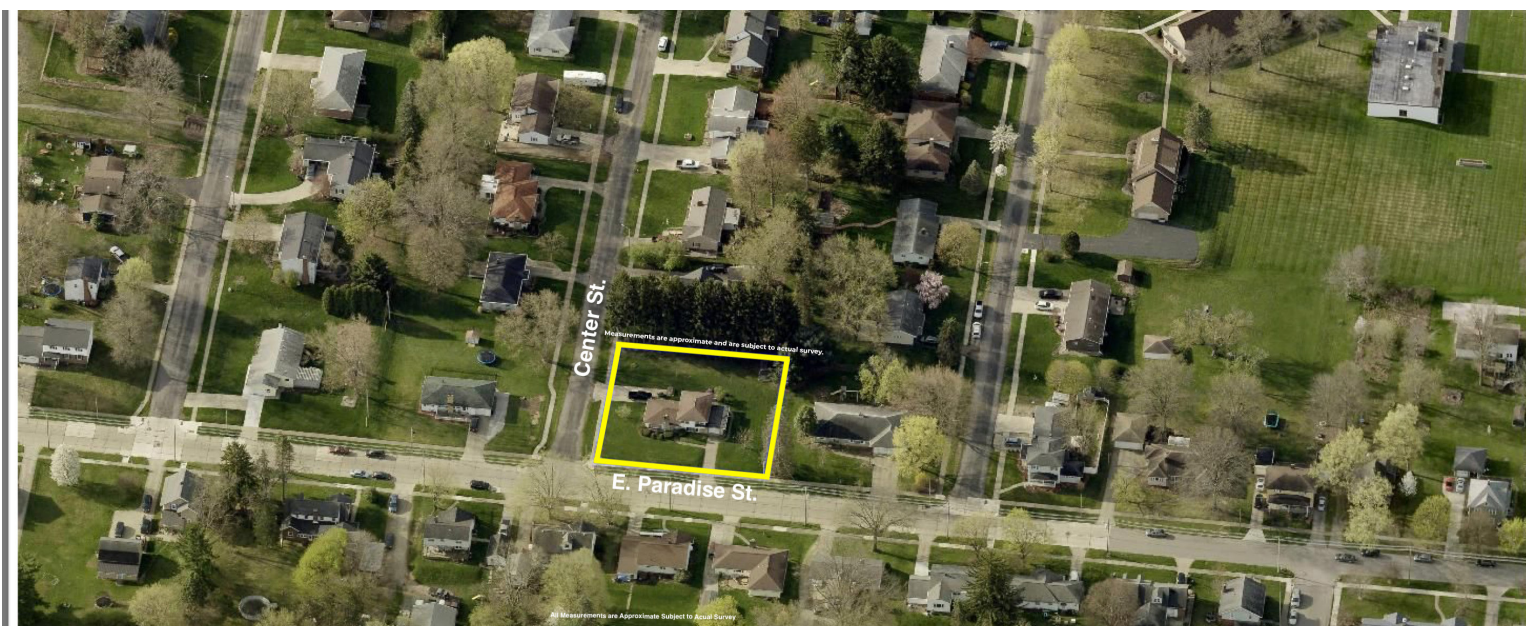


Real Estate: Split level home resting on a .4-acre corner lot. The main level features the kitchen, dining area, and spacious living room with large picture windows and wood-burning fireplace. Upper level includes two bedrooms and a full bathroom with tub shower. Lower level has a multipurpose room, laundry, and full bathroom. Attached 1-bay garage and shed for extra storage. This home has great potential to add your personal touch! Come see it for yourself! Central A/C, gas furnace, and 100 AMP Breaker electric. Orrville City School District. Wayne Co. Parcel # 58-00170.000. Half year taxes are \$1,042.

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

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Garden Tractor - Tools - Household: 416-8 Wheel Horse Garden Tractor W/ 42" Deck & Snow Blade, 16HP Kohler, 1158 Hours, Runs Well - Princess Diana Commemorative Plate - Antique Oak Table W/ 4 Chairs - Glider Rocking Chair And Ottoman - Upholstered Pull Out Sofa - Oak Dresser With Mirror - 2 Computer Chairs - Dresser - Table And TV Stand - Lazy Boy Upholstered Recliner - Samsung 32" Flatscreen - LG 42" Flatscreen - Kneehole Desk - Filing Cabinet - Antique Desk Chair - Lane Cedar Hope Chest - Brunswick Model 207 Phonograph - 5 Cu. Ft. Chest Freezer - Xmas Blow Molds And Decor - Artificial Xmas Tree - Air Compressor - Floor Jack - Tool Chest - 6 HP Air Compressor - 6 Ft. Aluminum Ladder - Kohler Portable Generator, 120/240v - Yard Tools - Luggage Bags - Coolers - Antique 5-Gallon Glass Water Jug - Kitchenware - Blankets - Small Kitchen Appliances - Cowboy Boots - Office Supply Organizers - 2-Gallon Marked Crock - Craftsman Socket Set - Impact Socket Sets - 6-Amp Dayton Battery Charger - Vintage Corn Jabber - 3 Ton Floor Jack - 2 Ton Floor Jack - Fishing Gear - Ryobi Cordless Tools - Craftsman Saber Saw - Porter Cable Circular Saw - Black & Decker 18-Volt Drill - Scuba Diving Fins And Gear - Craftsman Rotary Tool - Baseball Gloves, Wooden Bats, Balls - Antique Hand Drills - Auger Bits - Speedaire Compressor - Shop Supplies, Oils - Black & Decker Reciprocating Saw - Coleman Lantern - Glass Washboard - Quality USA Hand Tools - Misc. Hardware - Wheel Horse Tire Chains - Campbell Hausfeld Air Compressor, 6HP, 60-Gallon, Farmhand, 125 Max Psi. - Bicycles - 21" Troy Bilt Push Mower - 6" Bench Grinder - Mclane Gas Edger - Sawhorse Vise - Car Ramps - Barbells - 3" Vise - Vintage Kids' Bicycle & Scooter - Ladder Jacks - Huffy 44" Basketball Backboard - 1,000 Ft Rope - Homelite Weed Eater - Vintage Gas Can - Portable Camping Cots - & Much More!

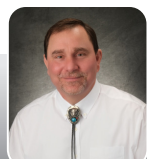


Firearms: Winchester Model 370 12GA 2 ¾ & 3 Cham Full Choke, Serial #C149334 - Marlin Golden 39A Mountie, 22LR Chrome W/ Weaver Scope, Serial #T23877 - Savage Model 340D, 222 Rem w/ Bushnell Scope Serial #185769 - H&R 922, 22LR Revolver Serial #L13860 - CZ-USA CZ100 Semi-Auto 40 Cal Handgun, Serial #C6577

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: Robert Woodruff, Executor of the John Woodruff Estate, Wayne County probate #2023PB-E000432.



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