



# AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

**MONDAY – MAY 22, 2023 – 5:30 PM**  
**REAL ESTATE SELLS FIRST**

## Selling For The Late Edwin Baird Family

**THREE-BEDROOM RANCH HOME WITH LARGE TWO-CAR  
ATTACHED GARAGE – ONE-ACRE CORNER LOT  
GOSHEN TWP. – MAHONING CO. – WEST BRANCH SCHOOLS  
FAMILY OWNED SINCE IT WAS BUILT**

Also Selling: Household – Furniture - Tools

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

**10035 S. DUCK CREEK RD., SALEM, OH 44460**

Directions: Take Calla Rd. east of SR 534 or west of Rt. 45 to S. Duck Creek Rd. and auction. Watch for KIKO signs.



**REAL ESTATE:** Three-bedroom, vinyl-sided ranch home with kitchen, breakfast bar and dining area. Large front living room with picture window and coat closet. Three bedrooms total. One with laundry area plus full bath with linen closet. Beautiful hardwood floors in living room and bedrooms. Full basement, modern FA heat with central air, outside entrance, fruit cellar, and sump pump. New shingles in 2016, new windows in 2009. Attached oversized two-car garage. One acre of land, corner lot, nice location. Drilled water well and private septic system.

**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.

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

**800-533-5456 | kikoauctions.com**







**FURNITURE - TOOLS - HOUSEHOLD:** Uph. lift chair - sofa - recliner - oak dresser with mirror - cedar chest - dresser - vacuum - bed with Hollywood frame - dishes - shelf clock - stack toolbox - wrenches - sockets - gas grill - picnic table benches - floor jack - metal workbench with vise - hand sprayer - jack stands - shop vac - wheelbarrow - hose reel - sq. galv. tub - portable air tank - bench grinder - limb loppers

**TERMS ON CHATTELS:** Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card 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:** Edwin Baird Family



Auctioneer/Realtor®  
**RANDALL L. KIKO**  
 330-831-0174  
 randall@kikocompany.com

**800-533-5456 | kikoauctions.com**

