



AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

THURSDAY – MAY 25, 2023 - 5:30 PM
REAL ESTATE SELLS AT 6:00 PM

Clean Ranch Home

Large Two-Car Garage

10 Acres – Outbuildings

MERCER CO. – SANDY CREEK TWP. – COMMADORE PERRY SCHOOLS

Also Selling On-Site Only: Box Trailer - Tools - Furniture - Household

Online Bidding Available On Real Estate

Owners purchased property out of state. Absolute auction, all sells to the highest bidders on location:

197 Perrine Rd., Hadley, PA 16130

Directions: Take PA Rt. 19 north of Mercer to Sheakleyville and west on Petersburg Rd. to Perrine Rd. and north to auction. Watch for KIKO signs.



OPEN HOUSE FRIDAY – MAY 19, 2023 – 4:00-5:30 PM

REAL ESTATE: Brick ranch home with modern kitchen w/ appliances, dining area, large front living room with picture window, full bath, and two bedrooms on main level. Finished basement w/ 3 finished bedrooms or office/den/bonus room, as well as a laundry room, full bath, rear walk-out to covered deck. Car port & covered side porch. 1,200 SF each level. Private well & septic.

HOME UPDATES INCLUDE: Modern FA propane heat & central air last year. New hot water heater, well pump, and replacement windows. Kitchen updates include Klearvue cabinets, countertops, and flooring two years ago. New flooring and vanity in bathroom two years ago. Outbuilding/improvements include a 24x40 two-bay heated garage w/ two automatic overhead doors, overhead door in back, concrete floor w/ drain, oil furnace, metal siding and roof, blacktop driveway, modern 24x40 metal pole building, open on one side, 30x40 metal pole building w/ sliding doors on each end, 32x36 and 24x40 livestock buildings, fenced paddock and high tensile fenced pastures, spring water year-round, wooded area in back, open land across rd., 10+ acres total. Apple trees, grape arbor. Nice quiet setting.

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

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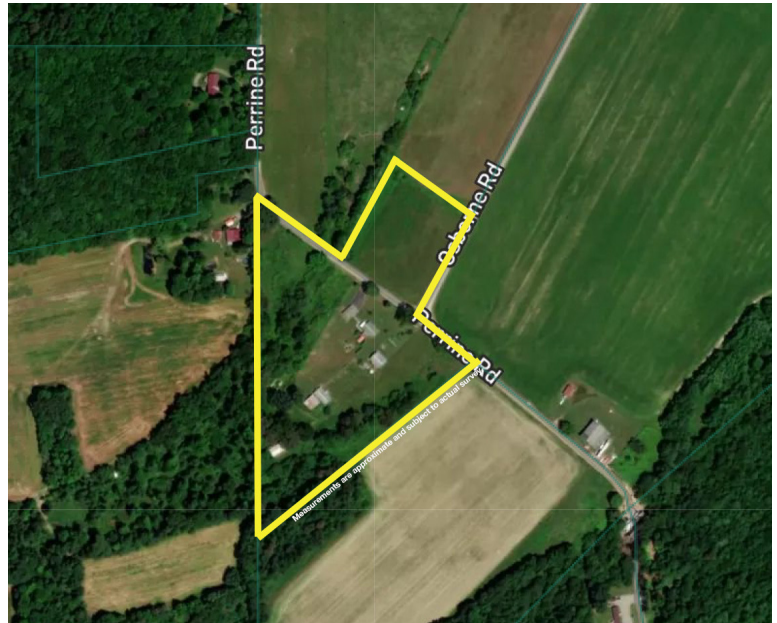




BOX TRAILER - SNOW BLADE - TOOLS - NEW SHINGLES - ETC.: 2019 Cargo Express EX Series, 6'x12' single axle, drop gate 2" ball, V-nose - SS Snow-Dogg snowplow mod. MD 7.5 W/ control, brackets, lights, manual, very good cond. - Campbell Hausfeld 3500W gas generator - Farmhand 125 Mig. Welder - Ryobi electric push mower - 15 SQ GAF Timberline shingles, new in bundles on pallet, weather wood enough for 1,500 SF.

FURNITURE - MISC.: Oak Wardrobe - Wicker Baskets - Upholstered Chair W/ Ottoman - Older Coke Cooler - Usual HH Items

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 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: Stanley and Linda Duplaga



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