

KIKO AUCTION



Russ Kiko Associates Inc. Auctioneers • Richard T. Kiko Agency, Inc. Realtor
2722 Fulton Drive. NW, Canton, OH. 44718 • (330) 455-9357
www.kikoauctions.com



THURSDAY - MAY 29, 2014 - 6:00 PM

165 Acres – Crawford Co. PA Farm
Horse or Cattle Farm
Offered in Two Tracts and As A Unit
5 3/4% Seller Financing Available
Two Homes – Quonset & Bank Barn –
Pasture – Grass Land & Woods – 40 Mile
NE of Meadville – 40 Miles East of Erie

Absolute auction, this good farm sells to the highest bidder on location:

44362 HIGHWAY 77 SPARTANSBURG, PA. 16434.

Directions: RT. 6 east of Union City to 89 and south to 77 and left through Spartansburg – Or – 77
NE of Meadville, Pa. Watch for KIKO signs...



165 acres – Sparta Twp farm – improvements include very good 4 or 5 bedroom vinyl sided home – approx. 1920 sq ft – New 25 year architectural shingles, insulation, siding, windows, etc in 2004 – main level w/ living room, DR, kitchen, bath and laundry area – 2nd level bedrooms – oil heat – well and septic – 768 sq ft guesthouse or rental w/ 2 bedroom and bath plus walk up attic. 32X110 block and steel 2 story Quonset bank barn – 36X60 bank barn w/ metal roof in 2004, w/ 12 box stalls, fence pasture, real good set of buildings. approx. 2/3 open and 1/3 wooded – No zoning – 90 acres open fields, balance woods, 36 acres fenced. Farm offered in two parcels and as unit selling way brings the most.

Parcel #1 – 30 acres with all buildings mentioned above. Land mostly all pasture and grass land. 342' frontage and 1 acre across road. Some woods, you'll like this one. Possible business opportunity.

Parcel #2 – 135 acres vacant farm land – half open grass land – balance wooded. 378' Frontage on Rt 77. Come walk it over.

Note: 25% gas and oil rights transfer with each parcel. Maps at site or visit us on the web. Open house on buildings Sat. May 24 2:30-4:30 PM.

TERMS ON REAL ESTATE: 10% down auction day, balance due at closing. Buyer's premium of 10% to be added to the final bid to establish the purchase price. Seller will finance with total 20% down at closing, 5 3/4% simple interest, amortized over 15 years with 2 year call date. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Any questions on financing call Rusty Kiko.

LEADING THE AUCTION INDUSTRY SINCE 1945



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Quonset & Bank Barn - Pasture - Grass
Land & Woods**

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MAY 29, 2014
6:00 PM**

Members - State and National Auctioneers Association

AUCTIONEER/REALTOR:

Russell T. (Rusty) Kiko, Jr., C.A.I., ext 115, 330-495-0923. #AU-005116 & RS-222810-L.

Russ Kiko Assoc. #AY000170L.

REALTOR: Stephanie L. Kandel, ext 116, 330-705-9880, #RS314356.

AUCTION BY ORDER OF: Green Land LLC

