



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

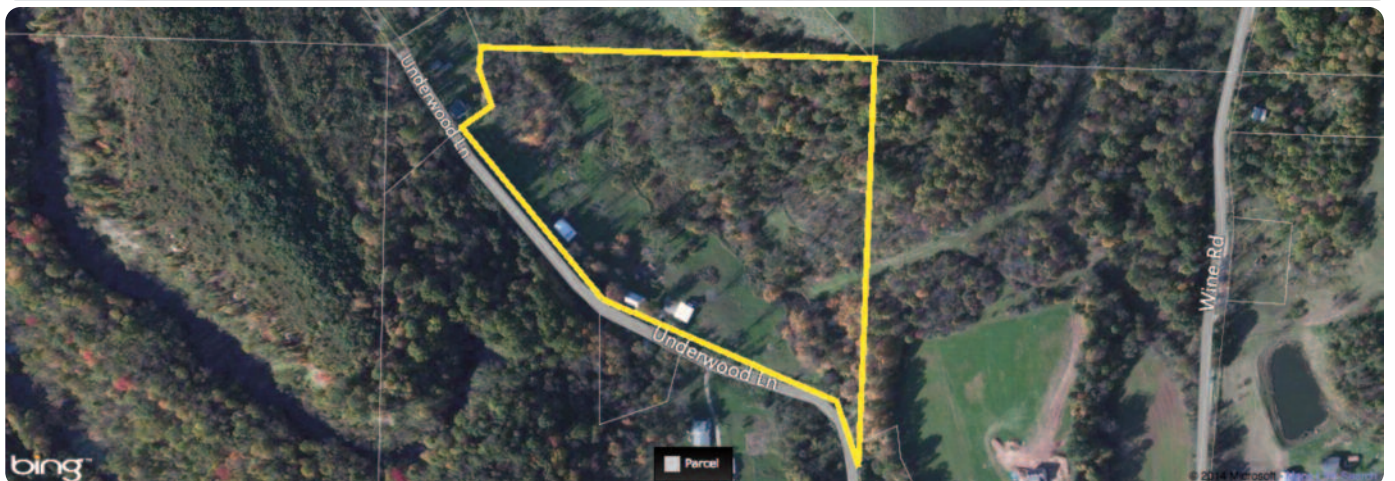


MONDAY - DECEMBER 29TH, 2014 - 3:30PM
REAL ESTATE SELLS AT 4:30PM

ATTENTION LAND AND GAS & OIL SEEKERS!
17+ ACRE MINI FARM - GAS & OIL RIGHTS
GUERNSEY CO. - MILLWOOD TWP - QUAKER CITY
COUNTRY SETTING - PRIVACY - LOADS OF WILDLIFE - STREAM
FURNITURE - HOUSEHOLD ITEMS

ABSOLUTE AUCTION, ALL SELLS TO THE HIGHEST BIDDERS ON LOCATION:
61388 UNDERWOOD RD, QUAKER CITY, OH 44773

Directions: From Cambridge, OH and I-77, take Rt 40 east to Rt 265 (Leatherwood Rd) south approx 15 mi through Quaker City to Shannon Run Rd. Go north 2 mi to Underwood Rd and auction. Or from Barnesville and Rt. 800 take West Main St approx 5 mi (Main turns into Fairview Rd) to Underwood Rd and auction. Watch for KIKO signs.



LEADING THE AUCTION INDUSTRY SINCE 1945



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Members - State and National Auctioneers Association

Real Estate:

Sale #1: 17.038 Acre mini farm consisting of century Amish home w/many improvements. Home having large open kitchen, dining room, large family room, office. Four bedrooms upstairs, attic access for storage. Full walkout basement w/bedroom. Plumbed for hot and cold water, shower, and commode. New septic system. Mud room. New 10'x32' rear deck overlooking valley and countryside. Cement patio w/fire pit. 28'x40' garage/workshop w/10' lean-to, hot and cold water. 32'x40' barn w/three box stalls, three horse stalls and water. Approx 5 ac new woven wire fence. Property is approx 50/50 open and wooded w/stream running across. Great hunting! Private setting! Whether you are looking for a get-a-way or personal residence, this property has a lot to offer.

Sale #2: 17.038 acres gas & oil rights in the heart of gas & oil country. Millwood Twp, Southeast Guernsey County. Current well pad located just northeast of property with northern legs drilled. Great investment opportunity. Plan now to attend. Online bidding offered on gas & oil rights.

Real Estate Terms: 15% 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.

Furniture - Trailer - Household: Oak china cabinet - Oak table and 6 chairs - Tall Oak book case - Oak curio cabinet - cedar chest - blue sofa and recliner - 5'x8' heavy duty utility trailer - small hand tools - new 36" exterior door w/glass window - (2) vinyl windows 30"x53", 35"x62" - BBQ grill - Maytag washer for parts - pressure cooker - canning jars - china dishes - misc

Terms on Chattels: Cash, Check, Debit card, Visa or MasterCard w/proper ID auction day. 4% buyer's premium on all sales, 4% waived for cash.

Auction by Order of: Dan & Nancy Yoder

Auctioneer/Realtor: Eugene R. Kiko, Ext 113

Realtor: Ron Prince, Ext 221

