



AUCTION

Russ Kiko Associates Inc. Auctioneers • Richard T. Kiko Agency, Inc. Realtor
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www.kikoauctions.com



WEDNESDAY – JUNE 3, 2015 – 5:00PM
REAL ESTATE SELLS AT 5:30PM

**NICE TWO STORY BRICK HOME WITH IN-LAW SUITE
HORSE BARN AND RIDING ARENA ON 13.23 ACRES
SURROUNDED BY DEER CREEK RESERVOIR,
STARK PARKS AND BERLIN RESERVOIR
LEXINGTON TWP. – MARLINGTON SCHOOLS
ALSO SELLING: FORD 1520 TRACTOR, 3 PT. EQUIPMENT, SLEIGH,
MEADOWBROOK CART, FURNITURE AND HOUSEHOLD ITEMS**

ABSOLUTE AUCTION, ALL SELLS TO THE HIGHEST BIDDERS ON LOCATION:

14640 PRICE ST. NE, ALLIANCE, OH 44601

Directions: From Alliance, OH take Union Ave. north of State St. (Union Ave. turns into Rt. 225) to Price St. and west to auction. Watch for KIKO signs.



LEADING THE AUCTION INDUSTRY SINCE 1945



Nice two-story brick home with 2,821 sq. ft. living area. Main floor having large kitchen with stove, dishwasher, refrigerator and microwave. Nice free flowing main floor layout with dining room with access to the rear wooded deck, living room and sitting room with wood burning fireplace and access to the front covered porch. Main level also has a private in-law suite with one bedroom, full shower bath and living room. Second level having nice large owner's suite with vaulted ceilings, (3) closets, sitting area, large walk-in private bathroom with double sinks, vanity area and washer/dryer. Two other bedrooms on the second level also. Divided walk-out basement with updated 2014 FA heat pump with humidifier and backup propane heat. Updated 200amp breaker electric. Attached two-car garage. Well and septic. 30'x70' horse stables with 6 stalls (2 of them are being laboring stalls), tack room, hay storage and equipment storage area, attached 60'x100' riding arena and cross fenced pasture. 8'x18' tractor/tool shed. All sitting on 13.23 acres, bordering Deer Creek Reservoir, Stark Parks, with 300-acre lake surrounded by forest, trails, public hunting and fishing. Great opportunity! Open auction day starting at noon. See kikoauctions.com for full details.

TERMS ON REAL ESTATE: 10% down auction day, balance due at closing. There will be a 10% buyer premium added to the final bid to determine 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.

Tractor - 3 Pt. Equipment - Slide-In Camper: Ford 1520 Diesel 4x4 tractor, 23 hp, Rops, 3 pt, PTO, 3 spd hi/low, turf tires, 972 hrs - 3 pt woods Brushbull model BB60 - 3 pt 5ft adjustable back blade - ground driven manure spreader - 3 pt Agrex 300 cone spreader - 3 pt Beefco posthole digger - Swisher 22 ton, 7hp, log splitter - 3 pt Fimco 60 gal Boom Sprayer, 7 nozzle - 5 ft lawn roller - 3 pt sub soiler - John Deere Lt155 riding lawn mower with mulching deck - 2001 lance slide-in camper, kitchen, dining area, loft bed, remote electric jacks - rotary manure spreader - older 3 pt woods style finish mower - 3 pt disc

Hay - Sleigh - Meadowbrook Cart - Horse Tack: Approx. 20 square bales of Timothy alfalfa mix - horse drawn sleigh - wooden Meadowbrook cart - misc. horse tack and driving harness - weed eater - stihl chain saw

Furniture and Household Items: Bent willow furniture - sofa - dinette table, 6 chairs and china hutch - S curve roll top desk - modern hutch - desk chair - antique hardware display cabinet base - sleeper love seat with ottoman - (3) chests of drawers - leather recliner - craft items

Tools: Craftsman 10,000-watt professional generator - spray tech sprayer - Hummingbird LCR fish finder - eagle fish finder - misc. farm items in building

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.

Auctioneer/Realtor: Brooks Ames, ext 144; Jack W. Kiko, 330-206-0174

Auction By Order Of: Lottie and Carl Mort Jr.

