

KIKO Auctioneers



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2722 Fulton Dr. NW Canton, Ohio 44718

**"Lazy Lane Farm"**

**128 Acre Hideaway Carroll**

**County Farm**

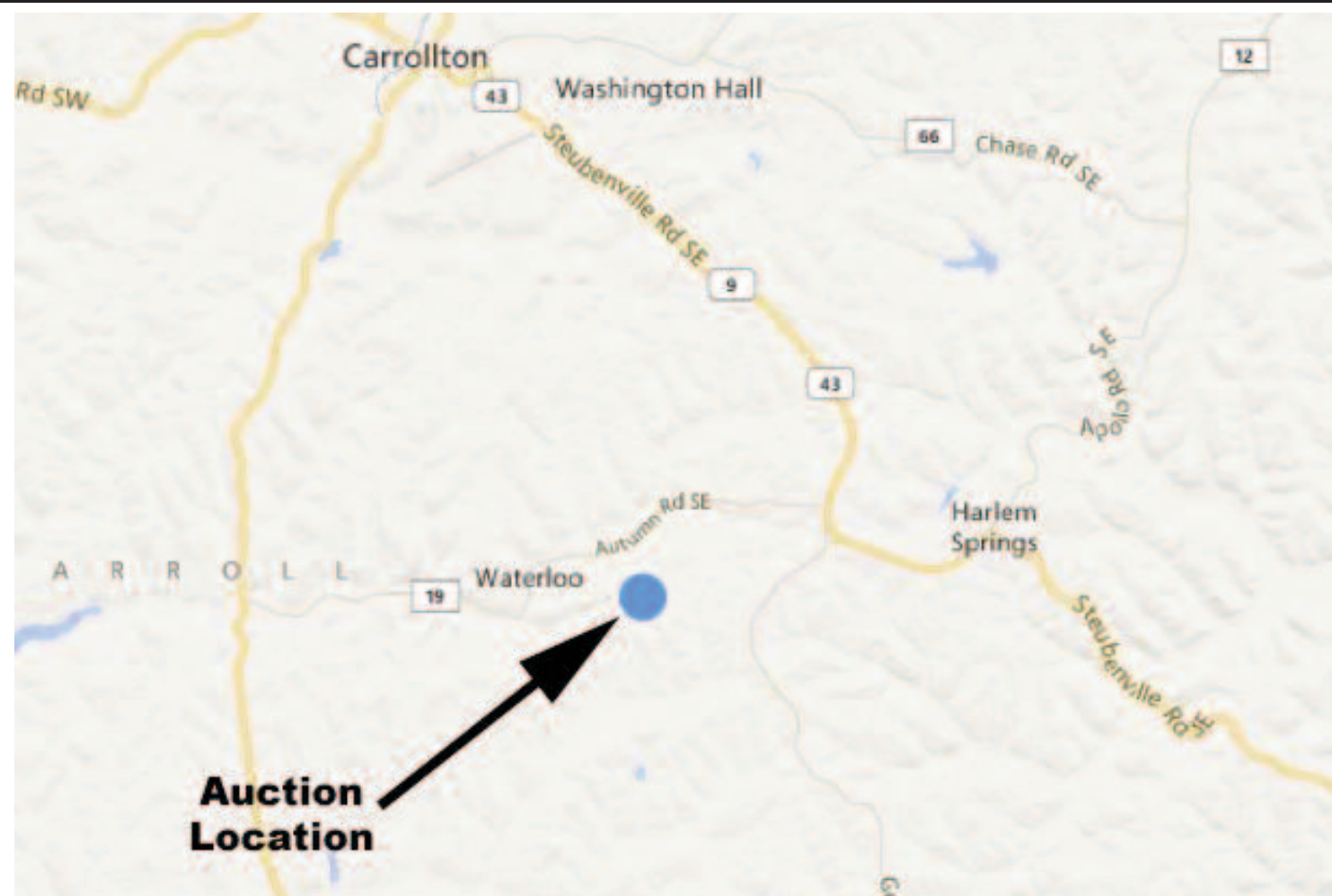
**Tractor - Equipment - Household**

**SATURDAY**

**JULY 11, 2015**

**10:30 AM**

Members - State and National Auctioneers Association



# AUCTION

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



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**SATURDAY - JULY 11, 2015 - 10:30 AM**

**REAL ESTATE SELLS AT 11:00 AM**

**"Lazy Lane Farm"**

**128 Acre Hideaway Carroll County Farm**

**"Very Secluded" - 75% Wooded - Lee &**

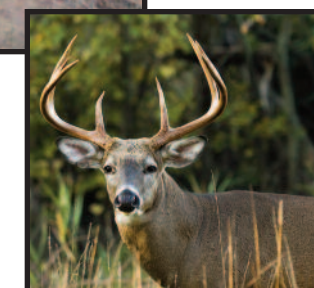
**Union Townships**

**Also Selling: Tractor - Equipment - Household**

Owners retired. Absolute auction, all sells to the highest bidder on location:

**2021 PENTAGON RD. SE CARROLLTON, OHIO 44615.**

**Directions:** Take Rt. 9/43 five miles south of Carrollton to Rt. 9 split & right on Rt 9 one mile to Pentagon Rd and right one mile to dead end. Watch for KIKO signs...



**LEADING THE AUCTION INDUSTRY SINCE 1945**

Information is believed to be accurate but not guaranteed.





Tranquil setting at end of dead end road. 128 acres – offered in parcels and as a unit, selling the way it brings the most. Very secluded, 75% wooded with some marketable timber, balance pasture with creek, 20 Acre farm land & good woven wire fencing. Rolling & scenic. Quiet and loaded with wildlife, deer & turkey, etc. Improvements include two story farm home with addition. Oak finished kitchen with picture window, main floor bath, mud room, LR, FR, large oak floor addition with office area & self standing fireplace, loft, 2 bedrooms & 1/2 bath up. Basement. Screen porch. Oil/electric heat, washer/dryer hookups in mud room, good shingle roof. Very cozy home. Recent 24 X 24 two car garage with opener. Good bank barn with straw shed. Developed spring water. 1000 ft of double frontage. Gas & oil rights do not transfer. This is a very unique property. Ideal for family or hunting preserve, etc. You'll love the setting. Excellent hunting. Buildings shown by appointment only. Call Rusty 330-495-0923. Divided as follows:

**Parcel #1** – Approx. 51.3 acres with home, barn, and garage. Heavily wooded, timber, springs, etc. You'll love it – large pine grove in rear.

**Parcel #2** – Approx. 12.6 acres – over half wooded balance field and pasture – gently rolling and scenic.

**Parcel #3** – Approx. 64.1 acres over half wooded with small creek, timber, 20 acres nice plow land, balance pasture, rolling and scenic. Lots of deer, turkey, etc

**Note:** maps at site or visit us on the web.

**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. 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.



**Ford 8N – JD Garden Tractor – Furniture – etc:** 1951 Ford 8N 12 V tractor – 3 pt finish mower – JD 345 Hydro garden tractor with 54" deck, 1000 hrs, Gravely – WB rotary mower w/ sulky – 3 pt blade – sm 2 wheel trailer – Husquvarna weed whip – power mower – vise – wheel barrow – sm Honda gas engine – pile firewood – nice double oak Irish pub style DR table with pull out leaves and server – knee hole desk – dresser with mirror – Galv wash tubs – dehumidifier – QA drop leaf table – lawn tools – hide-a-bed – single beds – domestic antique sewing machine – other misc

**TERMS ON CHATTELS:** Cash, Check, Debit Card, Visa or MasterCard with proper ID auction day. 4% buyer's premium on all sales with 4% waived for cash. Information is believed to be accurate but not guaranteed.

**AUCTIONEER/REALTOR:** Russell T. (Rusty) Kiko, Jr., C.A.I., ext 115, 330-495-0923

**AUCTION BY ORDER OF:** Carl & Sally Catt

