



Explore Your Options

# AUCTION

LEADING THE INDUSTRY SINCE 1945

Saturday – October 29, 2016 – 10:30 AM  
Real Estate Sells At 11:00 AM

## “Exciting Auction Opportunity”

138-ACRE FARM – OFFERED IN 9 PARCELS

Two Homes – Several Outbuildings – Open Tillable Land – Nice Woods  
Creek Bottoms – Ideal Building Sites – Also Selling: JD 690B Excavator  
Case D850 Dozer – CAT 953 Crawler Loader – Kenworth Dump Truck – Autos  
1968 International Collector Truck – 10+ Farm Tractors – Farm Equipment – Tools  
Scrap Iron – Guns – Misc. – Stark County – Marlboro Township – Marlinton Schools

ABSOLUTE AUCTION, All sells to highest bidders on location:

9541 Immel Ave. NE, Louisville, OH 44641

Directions: From SR 44 and State St., take State St. west to Immel Ave. and north to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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**PROPERTY OFFERED IN THE FOLLOWING PARCELS:**

**PARCEL #1:** Approx. 9 acres with two homes, 40' x 34' shop/garage, 68' x 70' pole barn w/lean-to storage and 52' x 54' pole barn w/lean-to storage. Home #1: Main level having nice wrap-around front porch, family room addition with wood laminate floors and gas fireplace, living room, kitchen w/dining area and large modern full bath. Second level having three bedrooms and full bath. Full divided basement with two-car garage, modern gas furnace (currently on free limited gas from well), wood burner and electric breakers. Home #2: (guest house) Main level having living room, large deck, two bedrooms, full bath and kitchen. Basement with single-car garage and gas furnace, home needs updating. (Currently on free limited gas from well). Approx. 450' frontage on Immel Ave. All buildings need some work and updating.

**PARCEL #2:** 29 acres gently rolling. Nice hill top building sites. Approx. 10 acres wooded and 19 acres tillable. Approx. 525' frontage on Immel Ave.

**PARCEL #3:** 12.63 acres vacant land, nice building sites. Approx. 8 acres wooded. 321' frontage on Tyro St.

**PARCEL #4:** 9.5 acres vacant land, nice building sites. Approx. 4 acres wooded. 321' frontage on Tyro St.

**PARCEL #5:** 9.5 acres vacant land, nice building sites. 321' frontage on Tyro St.

**PARCEL #6:** 9.5 acres vacant land, nice building sites. 321' frontage on Tyro St.

**PARCEL #7:** 6 acres vacant land, mostly wooded. Approx. 1,130' frontage on Immel Ave.

**PARCEL #8:** 32+ acres vacant land, mostly wooded creek bottoms, high ground and pasture area. Approx. 1,800' frontage on Immel Ave.

**PARCEL #9:** 20 acres vacant land, nice hill top building sites. Approx. 460' frontage on Immel Ave.

**AUCTIONEERS NOTE:** Rare opportunity to purchase 138+ acres in Marlboro Township. Long-time ownership, take advantage! Gas and oil rights are reserved by the sellers, all other mineral rights owned by the seller will transfer. Parcels offered

separate and together, selling the way that brings the most money. Buildings will be open Friday October 28th from 12:00 – 4:00 for inspections. Walk the vacant land with permission only, call Jeff or John Kiko with any questions on how to buy. All measurements and acreage are subject to actual survey.

**TERMS ON REAL ESTATE:** 10% down auction day, balance due at closing. There will be a 10% buyer's 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.

**EQUIPMENT – TRACTORS:** Case D850 dozer, 16" steel track, 9.5' 6-way blade, shows 2,146 hrs., #2321958, No. 7074111 – CAT 953 crawler loader, 19" steel track, shows 913 hrs., engine #3204, Ser. #45V90629, Pin #44z00723 – John Deere 690B excavator, 24" steel tracks, shows 697 hrs., right drive unit needs work – 1979 Kenworth dump truck, mod. #W900A, tandem axle w/duals, 18' x 8' bed, Ser #172643S, shows 86K miles – Oliver crawler, Mod. #00368, rear PTO and pulley – Oliver Super 77 tractor, diesel, 3pt, wide front – Allis Chalmers wide front tractor – Farmall M tractor, gas, narrow front – Farmall Super C tractor, narrow front, 3pt, PTO – International 766 Farmall tractor, diesel, dual remotes, wide front – Farmall H – Farmall Super C w/cultivators – Allis Chalmers D17, diesel, wide front – Farmall H narrow front, PTO – 6' trail brush mower – 4' trail brush mower – 5' trail brush mower – Fiel 6 by 6 trail brush mower – sm. International manure spreader, 3 beater – Woods RM59 finish mower – 2-section spring tooth – single dbl. disc – International fast hitch 3-disc plow – fast hitch sickle bar mower – home built trailer – 2-way single hillside plow – Ontario 13-hole grain drill w/wood boxes – 2 large older back hoe buckets – fast hitch draw bar – elec. 15' elevator, 8" wide – Wheel Horse Charger 12 tractor – Troybilt Horse Hydro lawn tractor – 1985 GMC dump truck, rough

**TRUCKS – AUTOS:** Nice 1968 International 1500C pickup truck, dually, 2dr, 33,406 miles, 4spd, 8cyl, #214501H836062 – 1988 Ford F250 custom, 4x4, automatic, 50K miles, 7.5L, gas, #2FTHF26G75CA81686 – 1985 Mercedes Benz 300TD car, turbo diesel, 4dr, automatic, 148K miles – 1980 Ford Fairmont,

4dr, automatic, 51K miles – 1997 Pontiac Sunfire SE, 4dr, automatic, 130K miles – 1999 Ford Ranger, 163K miles, not running, rough – 1994 Ford Explorer, rough

**TOOLS – FIREARMS – GATES:** 10+ misc. firearms – 130+ corral fence panel/gates, 6' to 16' – 2 lg. steel tractor tires – walk behind plow – 3 crocks – misc. lawn equip. – lg. vise – log chains – loads of old farm items – Merry Tiller – galv. tubs – Fonney F225B repair unit – platform scales – farm jacks – RCBS reloading equipment – rope-n-block – wringer washer – barbed wire spool – Husky 2200 PSI washer – battery chargers – Tele Star telescope – lg. steel fuel tank – Reese carry all hitch – Havahart trap – old chicken feeders and waterers – old pulleys – wet stone grinder – RR jack – RR style steel cart – grain cradle – chain hoist – IH 60 years wood sign, 49" x 37" – Oil Boy oil pump w/tank – sm. anvil/vise – fence posts – corn jabbers – cast skillets – old wood carpenters chests – slant front secretary – 7 hall trees – dressers – Daisy BB gun – hutch – upright freezer – German cuckoo clock – usual household misc.

**TERMS ON CHATELS:** Driver's license or State ID required

to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card accepted. 4% buyer's premium on all sales; 4% waived for cash or check. Information is believed to be accurate but not guaranteed.

**AUCTIONEERS NOTE:** Many of you know Don Wilson, a.k.a. "Spick." Don was a long time auction goer and personal friend of the KIKO family. Since I was a young boy working the auctions, I can remember Spick coming to almost every auction buying a little bit of everything and helping him load his car. The time has come to liquidate his collection and move forward. We are grateful for his longtime attendance and support over the years. I bet 90% of his collection came from our auctions. Tractors and trucks have been sitting for a few years, may need some work. Please join us auction day, you never know what may turn up!

**AUCTION BY ORDER OF:**  
The Donald D. Wilson Revocable Trust

**AUCTIONEERS/REALTORS:**  
Jeff R. Kiko, 330-206-1079 or jeffkiko@kikocompany.com  
and John D. Kiko, AARE/CAI, ext. 122

