



AUCTION

LEADING THE INDUSTRY SINCE 1945

**WEDNESDAY – NOVEMBER 16, 2016 – 11:30 AM
REAL ESTATE SELLS AT 12:00 PM**

James H. Lowther Estate

28.76-ACRE HOBBY FARM

Good Century Farmhouse – Nice Hideaway Setting
40'x40' Pole Barn – 24'x30' Pole Barn – 19'x28' Garage – 34'x56' Bank Barn
Stark County – Paris Township – Minerva Local Schools
Also Selling: Tractors - Equipment – Tools
Trapping Supplies – Firearms – Household

All sells on location to settle the estate:

2268 PARIS AVE. NE, PARIS, OH 44669

Directions: Take Paris Ave. south of RT 62 and RT 153 to address OR take Autumn Ave. (turns into Paris Ave.) north of RT 172 to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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Nice century farmhouse situated on beautiful 28.76 acres. Main level having large country kitchen with oak cabinets, dining area, laundry area, breakfast bar, mudroom entrance, living room, full bath, and office/den area. Second level has four bedrooms. Nice basement with oil FA furnace. Home has a nice wood deck. A few updates include 1970s windows and vinyl siding and updated septic tank and line. Buildings include: 40'x40' pole building and 24'x30' pole building 1989, 19'x28' garage 1920, 34'x56' bank barn 1900, 8'x12' storage shed and chicken coop. Approx. 16 acres tillable, 2-acre pasture area, all situated on nice hideaway setting. Home was built in 1895 having approx. 1,721 sq. ft. and half year real estate CAUV taxes are \$691.25. Property includes parcel #4103806 & #4103515. Home and buildings will be open for inspections on November 15 at 12:00 PM and auction day. Call Jeff or John Kiko with questions on how to buy.



TERMS ON REAL ESTATE: 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. Information is believed to be accurate but not guaranteed.

TRACTORS – EQUIPMENT: Allis Chalmers WD45, narrow front, 3pt – Ford 601 Workmaster – Woods 60 Brushbull 5' rotary mower, 3pt – Ford 3pt sickle-bar mower – 3pt King Kutter potato plow – 3pt Carry All box – 5-bar hay rake, ground drive – Gyro 3pt cone spreader – Old two-row planter – Old wood box grain drill w/wood wheels – 3-beater manure spreader – Hay wagon – 3pt 2-bottom plow – JD 3pt post hole digger.



LAWN EQUIPMENT – TOOLS: Cub Cadet LT1045 Hydro lawn tractor, 116 hrs, 46" cut – Huskee 6.75hp front tine tiller – Air compressor – (5) weed eaters – Screw jacks – Coleman 11gal compressor – Lg. wood extension ladder – (4) push mowers – Old Stihl 510 chainsaw – Farm jack – Log chains – (6+) barb wire rolls – Old misc. farm items – Alum ext. ladder – Misc. tools.

FIREARMS – TRAPPING: Marlin 783 bolt action, .22WMR w/scope – VERONA SX4055 12ga semi auto, 3", w/scope – Savage Fox mod. B 12ga side-by-side – Jukar Spain full stock black power, .45cal – Stoeger o/u 20ga – Remington 870 Wingmaster, 12ga, w/scope and slug barrel – Misc. ammo – Hunting supplies – (40+) conibear traps, various sizes – (90+) leg hold traps, various sizes – Several large and small metal stretchers – Old wood plank stretchers – Wood trapping baskets – Trapping magazines – Ben Pearson recurve – 6' Texas longhorn mount – PSE crossbow – Fox pelts – Beaver pelt – Etc.



FURNITURE – MISC.: Oak table – Patio furniture – Lanterns – Old wood carpenters box – Old windows – Galv tubs – Fishing poles – Lamps – Pictures – Coolers – Dbl. galv tub – Old chicken feeders – Wood crates – Wood barrel – Wood chicken crates – Wood snow fence – Recliner – Usual household items.

TERMS ON CHATTELS: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard accepted. 4% buyer's premium on all sales, 4% waived for cash or check. Information is believed to be accurate but not guaranteed.

AUCTION BY ORDER OF: Linda Sue Whiston and Larry Gale Lowther Co-Executors for the James H. Lowther Estate, Stark County Probate Case #223371.

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



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