



AUCTION

LEADING THE INDUSTRY SINCE 1945

Saturday – December 17, 2016 – 10:30 AM

14-ACRE HOBBY FARM

TWO PARCELS – BEAVER TWP. – SOUTH RANGE SCHOOLS

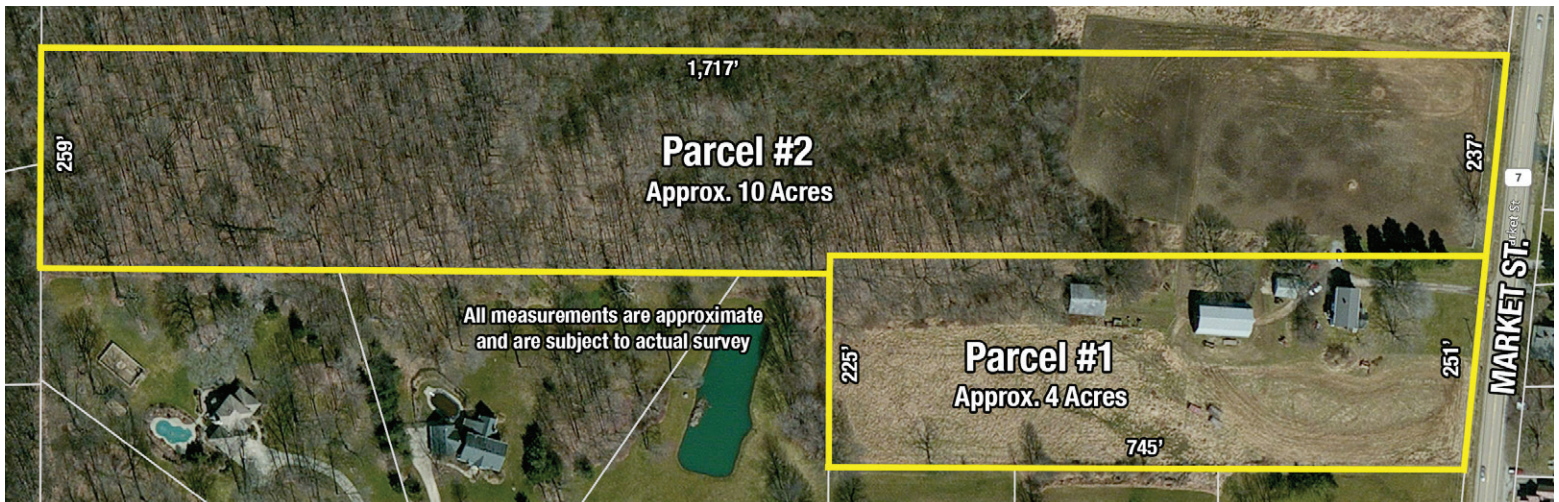
Across Street From Pine Lake

Also Selling: Tractor – Equipment – Misc.

ABSOLUTE AUCTION, All sells to highest bidder(s) on location:

13230 Market St. (Rt.7), North Lima, OH 44452

Directions: Take Rt. 7 south of Rt. 224 or north of Rt. 14 to auction. Watch for Kiko signs.



Information is believed to be accurate but not guaranteed.



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REAL ESTATE:

PARCEL #1 – 4-ACRE MINI FARM: Features great updated home w/modern large kitchen, with center island, range, & refrigerator. Dining room & living room all with maple hardwood floors. 1st floor laundry & half bath. Upstairs family room, master bedroom w/full bath w/garden tub & walk-in closet. Two more bedrooms w/double closets & walk-in closet. Walk-out basement w/oil F/A heat & central air, electric breakers. Double detached garage. 36' x 60' livestock barn w/overhead hay storage. Box stalls, water & electric. 32' x 40' equipment pole barn. Plenty of room for pasture. Great for 4H or hobbies.

PARCEL #2 – 10 ACRES OPEN & WOODED BUILDING TRACT: Nice building site w/woods and wildlife at rear.

NOTE: Buy one or both. Sells to highest bidder. For more information on how to buy or trade call or text Gene Kiko at 330-495-0041 and visit our website at www.kikoauctions.com for additional pictures.

TERMS ON REAL ESTATE: 15% 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.

EQUIPMENT SELLING SEPARATE: Case SC tractor – 16' flatbed wagon – drag rake – hay loader – horse drawn mower – 2-bottom plow – Ford hay baler – Yazoo mower – buckboard w/wheels – walk behind gas mower – fanning mill – gravity box – belt drive hammer mill – grain dryer – extension ladder – small coal or wood heat stove – wash stand – scrap pile – Ford Tempo auto, sold as is – misc.

TERMS ON CHATTELS: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa or Mastercard accepted. 4% Buyers Premium on all sales with 4% discount for Cash, Check or Debit Card. Information is believed to be accurate but not guaranteed.

AUCTIONEER/REALTOR: Gene Kiko, CAI, ext. 112 or 330-495-0041



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