



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**Saturday – July 22, 2017 – 10:30 AM**

## Beautiful 103+ Acre Farm

**SALEM TWP. – COLUMBIANA CO. – ULSD**

**Century Three Bedroom Two-Story Farm House – Good Bank Barn – Outbuildings**

**For health reasons, this good farm sells at absolute auction, all sells to the highest bidder on location:**

**4089 Yates Rd., Salem, OH 44460.**

**Directions:** Take Depot Rd. south of Rt. 45 bypass in Salem to Gromley Rd. and left to Yates & auction. Watch for KIKO signs.



103+ acres total – frontage on 3 roads – gently rolling & scenic with approx. 60 acres good crop land, balance wooded and pasture. Improvements include good alum. sided four-bedroom century home with nice kitchen and dining room with built-in china. Two masonry chimneys – enclosed porch, nice dining room, living room, three bedrooms and bath up. FA oil heat. City water. Good home. 30 X 54 block shop, 24 X 20 wood shop with concrete – L-shaped 60 X 48 bank barn with 40 X 60 straw shed – concrete block foundation – good painted steel siding – Land: gently rolling & scenic. 60 acres tillable balance wooded. Offered in parcels and as unit selling the way it brings the most.

Parcel #1 – 5.1 acres with all buildings mentioned above.

Parcel #2 – 11.5 acres. Corner tract. 90% tillable.

Parcel #3 – 32 acres. Nearly all tillable – fronts on Yates & Depot Rd.

Parcel #4 – 15.8 acres. All tillable – fronts on Gromley.

Parcel #5 & #6 – 6.1 acres each. Frontage on Gromley Rd. – all wooded. Dandy hideaway.

Parcel #7 & #8 – 8.3 & 6.3 acres. Open in front – wooded in rear. Lays nice. You'll love these.

Parcel #9 – 8.3 acres – all wooded – possible lake site. Secluded. You'll love it.

Parcel #10 – 3.5 acres – all wooded – corner of Gromley & Yates Rd.



**Note:** All measurements are approx. and subject to final survey. City water on Yates. United local schools. You'll love these parcels. Maps at site or visit us on the web. Home shown by appointment only. Gas & oil mineral rights do not transfer. Deed restrictions: No mobile homes, junk or salvage yards, & manufactured homes must have permanent foundation.

Information is believed to be accurate but not guaranteed.



**330.455.9357 • kikoauctions.com**







KIKO AUCTIONEERS

2722 Fulton Dr. NW, Canton, OH 44718  
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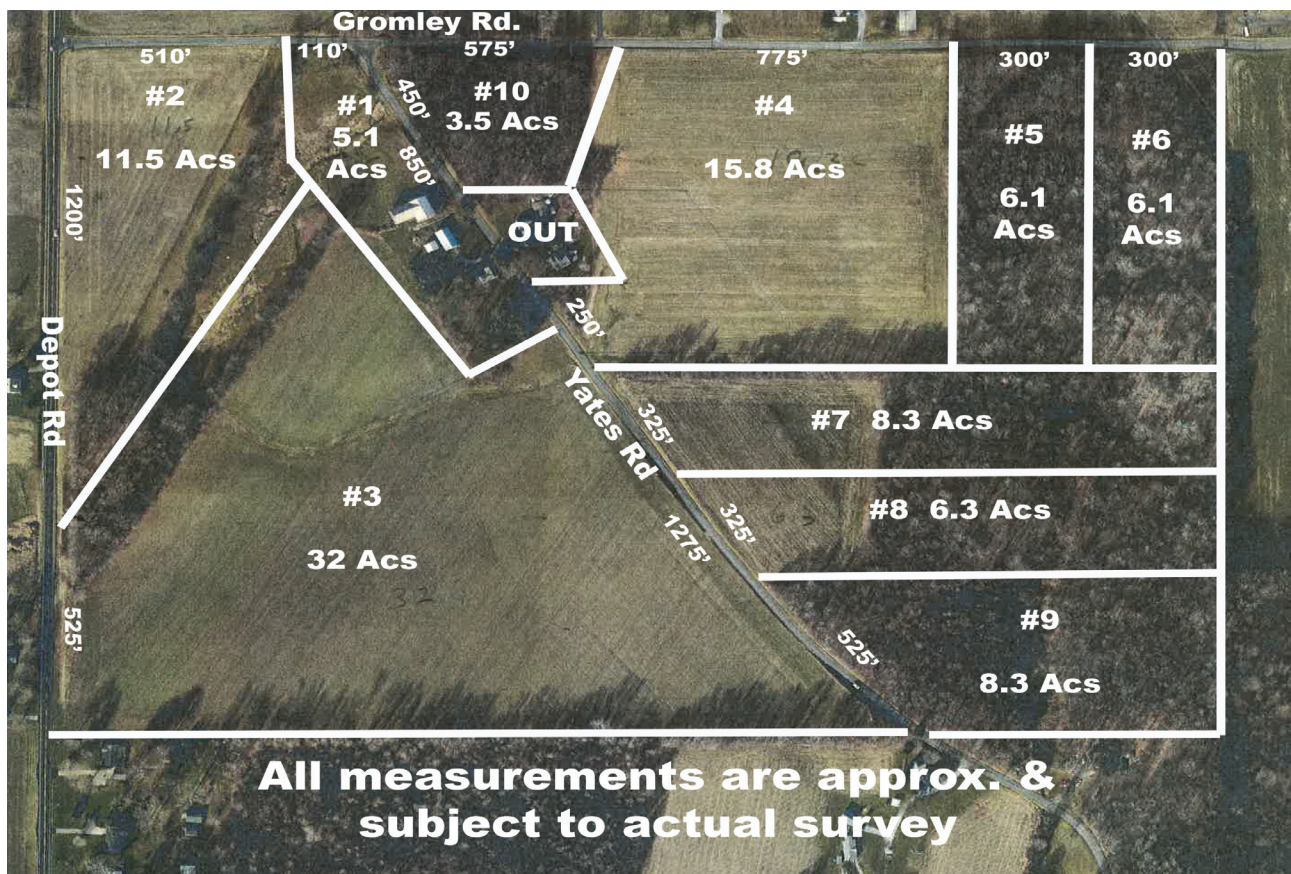
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Members – State and National Auctioneers Association



**TERMS ON REAL ESTATE:** 10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price, which goes to the seller. 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.

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

**Auction By Order Of:** WBT Land LLC



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