



**Furniture – Collectibles – Misc. Tools:** Dovetailed blanket chest – cedar chest – table – small C-roll desk – painted dresser & mirror – porcelain doll – 12-gal. crock – small jug and misc. crocks – small trunk – wood table – old Royal typewriter – wicker rocker – old books – old records – sugar bucket – leather vise – flat wall china – sad irons – Jardinière – Hagar planter – small wood stands – bottles – pots & pans – few dishes – old paper – fern stand – misc. hand tools & garden tools – sockets – bale spear – 3 pt disc – 2 sec spike harrow – T-post – snow fence – galv. wash tubs – etc.



**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.

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

**Auction By Order Of:**

Lonny Schmid, executor of the Evelyn M. Price Estate.  
Portage Co. Case #2017ES00078.



Explore Your Options

# AUCTION

LEADING THE INDUSTRY SINCE 1945

Thursday – June 8, 2017 – 5:00 PM

Real Estate at 5:30 PM

## Evelyn M. Price Estate

Beautiful 96.3-Acre Farm Offered In Parcels

Hiram Twp. – Portage Co. – Crestwood Schools

Century Home – Pole Barn – Gently Rolling Farm Land Plus Timber

Free Gas & Mineral Rights

Misc. Furniture - Collectibles

Family owned for over 60 years. To settle the estate, all sells on location:

**7139 Hankee Rd., Garretttsville, OH 44231**

**Directions:** Take Rt. 700 south of Rt. 82 in Hiram or Rt. 700 north of Rt. 303 to Hankee Rd. and east – or – in Garretttsville, take Rt. 88 south 1 block to Freedom St. (Hankee Rd.) and west to farm. Watch for KIKO signs.



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96+ acres total – approx. 45% gently rolling plow land, balance heavily wooded and rolling former pasture land with small creek, nice timber, abundance of wildlife plus joins Head Waters Trail in rear. Improvements include good century plus 4- or 5-bedroom vinyl sided home with 2 baths, applianced country kitchen, dining room, living room, den with fireplace, main floor full shower bath & bedroom plus 4 bedrooms and bath up. 6 panel walnut doors, original woodwork, basement with FA gas furnace, good shingle roof, drilled well and septic, 40 X 64 pole building adaptable to any type of livestock or storage, post & beam 24 X 32 garage, circle drive, free gas, lovely setting. Nice trees.

**Note:** Farm offered in parcels, then as unit, selling the way it brings the most.

**Parcel #1** – 6.6 acres with home & outbuildings mentioned above with free gas – you’ll love this one.

**Parcel #2** – 33 acres – approx. 600+ feet frontage – 2/3 tillable – 1/3 heavy timber in rear, gently rolling and nice

**Parcel #3** – 27.2 acres – 150’ frontage – approx. 40% tillable balance wooded with timber – small creek – former pasture land

**Parcel #4** – 14.2 acres – approx. 325’ frontage - small creek – rolling and wooded land

**Parcel #5** – 15.3 acres – 200’ frontage – wooded – gently rolling & scenic plus timber

**Note:** Mineral rights transfer with royalties, free gas stays with Parcel #1 - Parcel #2, #3, #4 & #5 all join the bike trail in rear. Come walk them over – You’ll love this farm. Buildings shown by appointment.

**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.

