



Explore Your Options

AUCTION

LEADING THE INDUSTRY SINCE 1945

Saturday – July 8, 2017 – 10:30 AM
Real Estate Sells At 11:00 AM

12+AC Gentlemen's Farm

Nice Updated Farmhouse – Wrap-Around Porch – 2-Car Garage – 30 x 66 Pole Barn
Bank Barn W/ Quonset Addition – 40 x 84 Brick Loafing Barn – Private Setting
Washington Twp. – Stark, Co. – Marlinton Schools
Also Selling: Kobelco Backhoe – JD Tractor – Equipment – Polaris 4-Wheeler – Kubota
Mower – (2) Gun Safes – Auto Lift – Machine Shop Equip. – Tools – Household

ABSOLUTE AUCTION, All sells to the highest bidders on location:

3299 Fox Ave. NE, Minerva, OH 44657

Directions: Take SR 183 south of Alliance or north of Minerva to SR 153, go west to Fox Ave. and south to address.
Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



330.455.9357 • kikoauctions.com



330.455.9357 • kikoauctions.com



Real estate features 12+ acres land with small pond, pasture, and great private setting. Updated century home with oversize 2-car garage, first floor laundry, hickory kitchen w/solid surface counters, dining room with natural light. Nice center family room with fireplace. Living room, bay window, office or possible 4th bedroom. Updated full bath, enclosed front entryway and wrap-around porch complete the main level. Full basement w/2nd laundry hook-

up, shower and LP gas furnace & central air. Upstairs has master bedroom, walk-in closet, completely remodeled master bath. Two additional bedrooms. Home has vinyl windows & siding, nice shade & pine trees. Outbuildings include well-maintained bank barn w/large Quonset addition, storage below, ideal for 4-H projects. 40 x 84 brick & block loafing/storage barn. Steel 30 x 66 pole barn w/nice man cave and workshop, insulated, water & elec. You'll like this private setting. Current taxes \$1,123 per half year. Marlinton Local Schools.

NOTE: Property shown by appointment. Contact George Kiko at 330-418-1095.

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 be-

lieved to be correct. Information is believed to be accurate but not guaranteed.

TRACTORS – EQUIP: Clean Kobelco TLK760, diesel, 4x4, backhoe w/ 4-in-1 bucket, extended hoe, low hours – one-owner JD 990 diesel loader tractor, 4x4, 3pt., 447 hrs. – JD 2-row sweet corn planter – HD 3pt. hyd. log splitter – King Kutter 5' rototiller – one-owner Maverick Bad Boy zero-turn mower, 747cc w/ 52 hrs. – 3pt. 2-bottom plow – Kubota BX2230 diesel mower, 306 hrs. 3pt. – lawn roller – aerator – shop vac – shelving – power washer – rototiller – Generac 7500-watt generator – torpedo heaters – vinyl fencing

ATV – GUN SAFES: Like-new Polaris 800 Sportsman 4-wheeler, AWD w/235 hrs. – set ATV tires & rims – large Liberty Fat Boy gun safe – large Diamondback gun safe

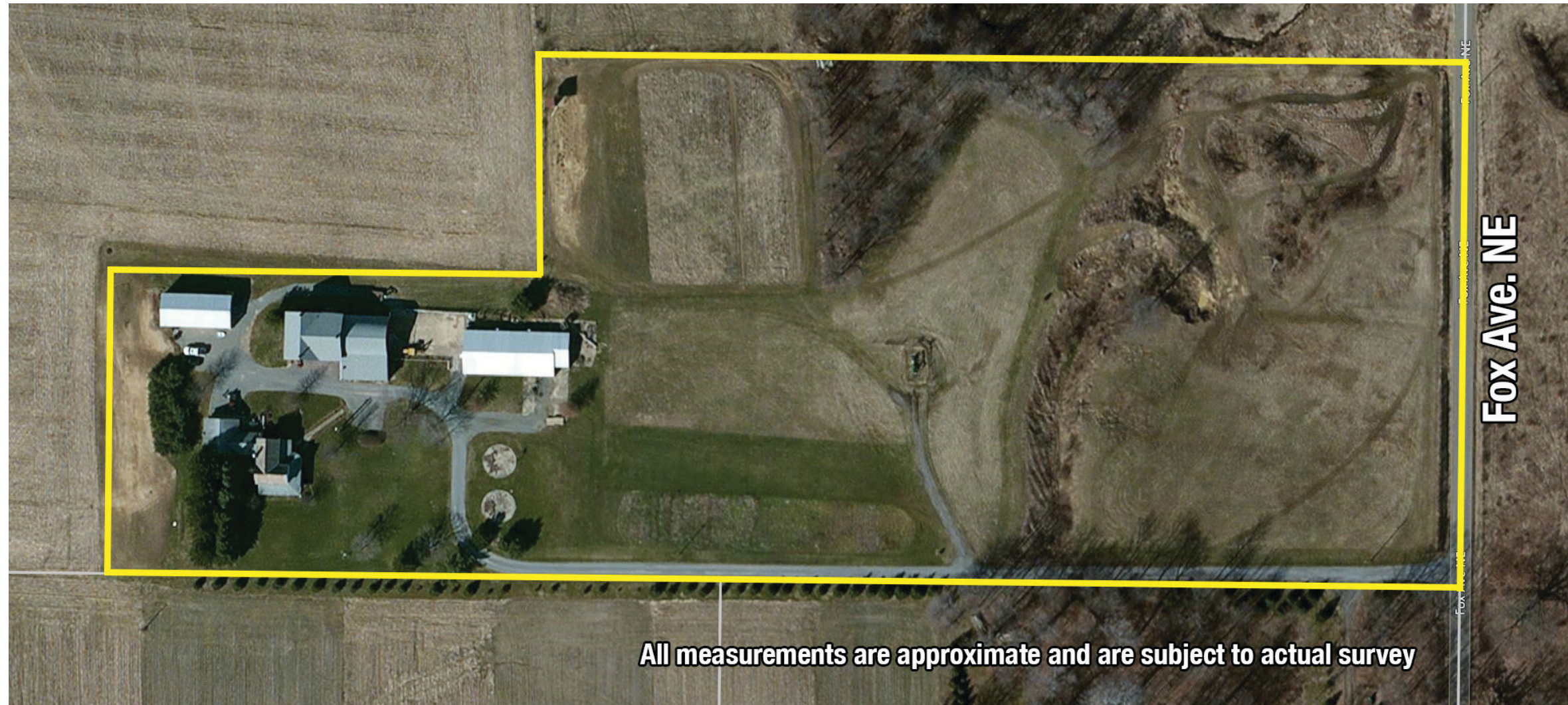
MACHINE SHOP EQUIP. – AUTO LIFT: Challenger 2-post auto lift, 9,000-lb. cap, model

#39000 – Quincy shp. upright air compressor – Skat Blast sandblasting cabinet – Delta lathe – Bosch table saw – Brasscraft power sewer snake – Lincoln Pro-cut 25 plasma cutter – comm. horiz. power metal band saw 9" x 16" – Champion shp. upright air compressor – (2) Wellsaw #1318 power band saws – nice Easy-Kleen steam power washer w/Honda engine – Lincoln Power MIG welder #215 – Craftsman 20" floor model drill press

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.

AUCTION BY ORDER OF:
Phil & Melissa Warga

AUCTIONEER/REALTOR:
George Kiko, 330-418-1095



All measurements are approximate and are subject to actual survey