



AUCTION

LEADING THE INDUSTRY SINCE 1945

SATURDAY – JULY 15, 2017 – 11:00 AM

Szekely Family Farm

60 Acres – Farmhouse & Barn - Mineral Rights Transfer
Offered In 8 Parcels – Hideaway Parcels
Stark Co., OH – Marlboro Twp. – Marlinton Schools

Absolute auction, all sells to the highest bidder(s) on location:

8414 ST. PETERS CHURCH RD. NE, LOUISVILLE, OH 44641

Directions: Take SR 44 north of SR 173 or south of SR 619 to St. Peters Church then east to address. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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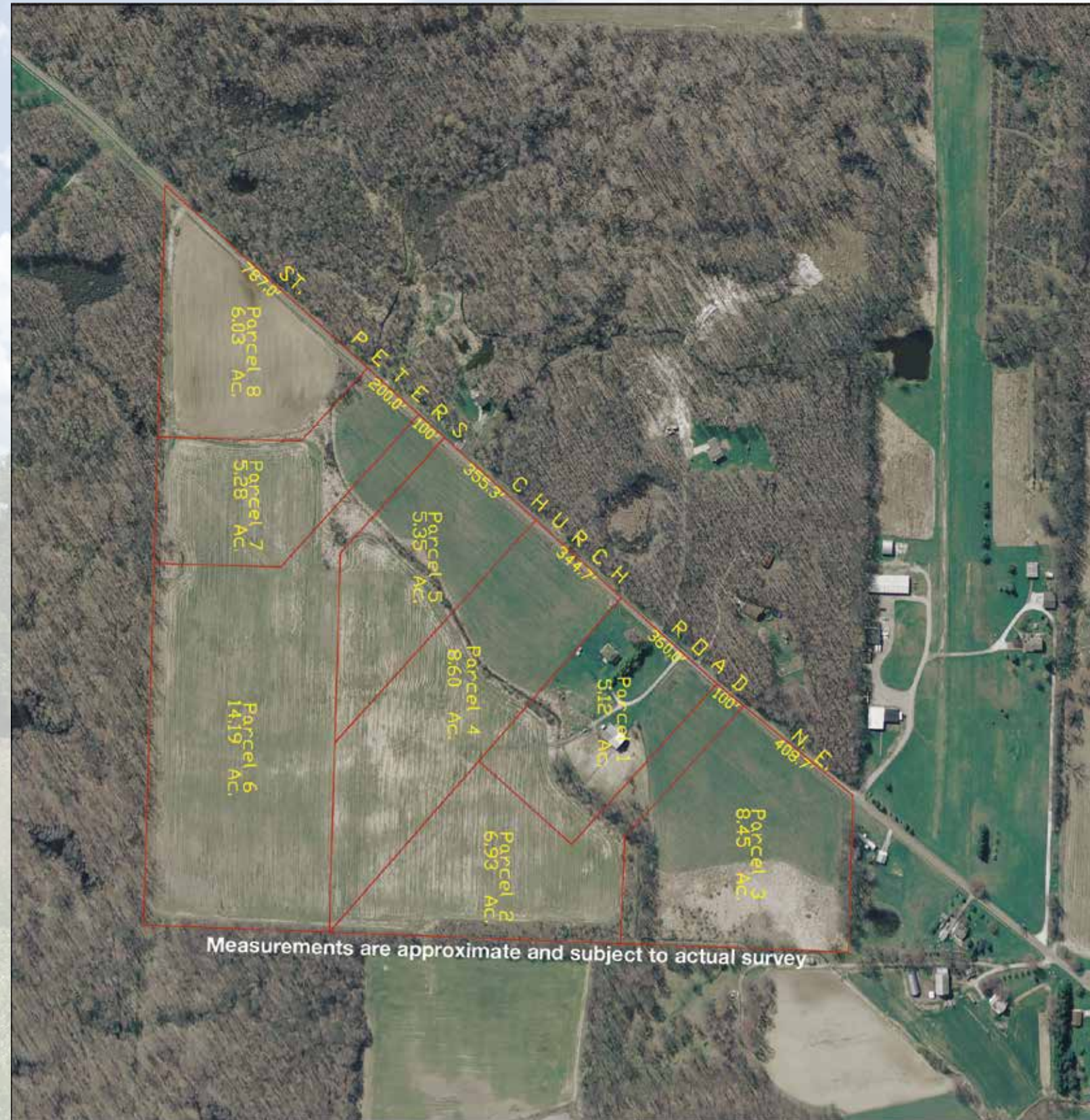


Real estate comprises 59.24 acres land, gently rolling with nice road frontage. Opportunity to buy one parcel or combination of parcels. Comprises a good solid farmhouse, needs updates, with original kitchen cabinetry, dinette area, and formal dining room opens to a large front family room. One bedroom and full bath on the main level. 4 large bedrooms upstairs. Large central hallway. Full basement with modern oil FA furnace, breaker electric, well, and septic. Covered side porch. Original bank barn with steel roof. This home and barn have character! Current taxes on entirety are \$1,116.62 per half year. Marlinton Local Schools. Home open auction morning at 10:00 AM for viewing.

NOTE: All mineral rights owned by seller to transfer with each parcel or entirety. Currently has existing Chesapeake gas lease. Farm offered in parcels and as entirety, selling whichever way brings the most. Call George Kiko, 330-418-1095, for financing help and questions.

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: George Kiko, 330-418-1095 or george@kikocompany.com



DIVIDED AS FOLLOWS:

PARCEL 1: 5.12 acres with home & barn mentioned above. 360' frontage.

PARCEL 2: 6.93 acres open land, nearly all tillable and creek through center. 100' frontage.

PARCEL 3: 8.45 acres open land. 408' frontage.

PARCEL 4: 8.60 acres vacant land. 344' frontage.

PARCEL 5: 5.35 acres vacant land. 355' frontage.

PARCEL 6: 14.19 acres vacant land, nice elevation, hideaway. 100' frontage.

PARCEL 7: 5.28 acres vacant land. 200' frontage.

PARCEL 8: 6.03 acres vacant land. 787' frontage.