



AUCTION

LEADING THE INDUSTRY SINCE 1945

SATURDAY – JUNE 24, 2017 – 10:00 AM
REAL ESTATE SELLS AT 10:30 AM

Humphreys Estate Auction

117 ACRES WOODED LAND – RANCH HOME – GARAGE

Strip Mine Ponds – Hay Fields – Excellent Hunting – Free Gas

Auburn Twp. – Tuscarawas Co., OH

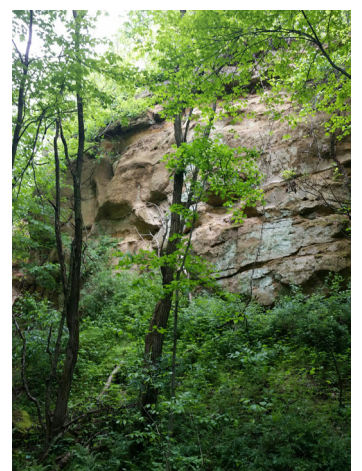
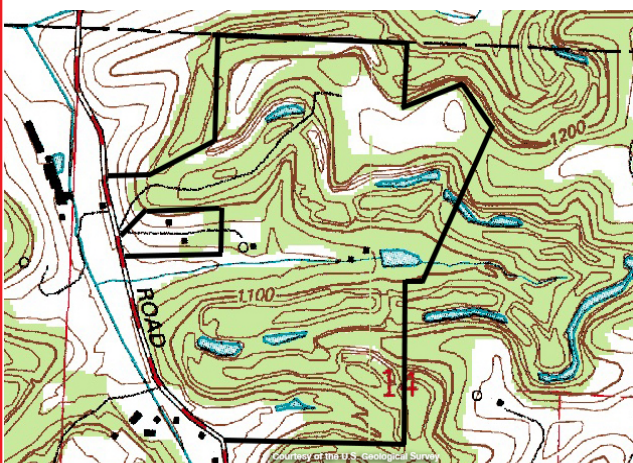
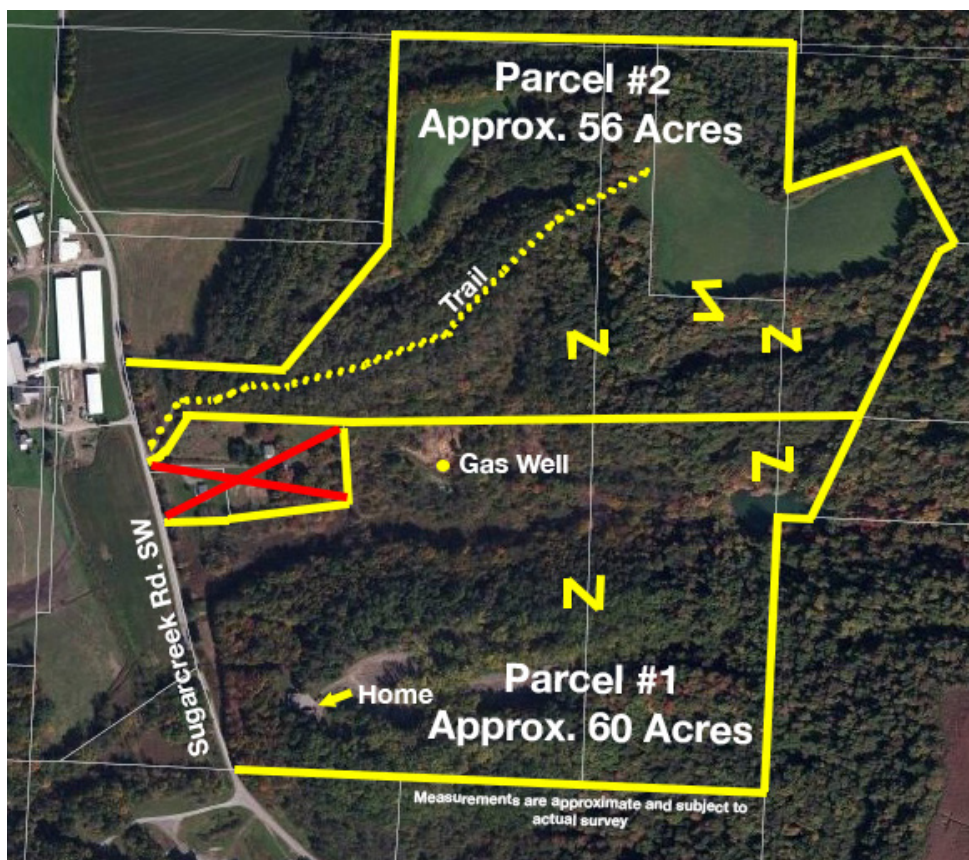
All Mineral Rights Owned By Seller To Transfer

Also Selling: Tractors – Truck – Tools – Furniture – Firearms

All sells to settle the estate on location:

6797 SUGARCREEK RD. SW, NEW PHILADELPHIA, OH 44663

Directions: From I-77 at New Philadelphia take exit #81 (Stonecreek Rd.). Go just south on Stonecreek Rd. to Crooked Run Rd. and go west approx. 5.5 miles to Sugarcreek Rd. then go north to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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117 acres total. Old strip mine ground with abundant trees and wildlife. Several strip mine ponds, beautiful rock walls, and Jeep/ATV trails throughout. Ranch home built in 1998 having an open floor plan, 2 bedrooms, and a full bath. Full walkout basement with a gas FA furnace (free gas from well), 200-amp breaker electric, and fireplace. Wraparound porch and detached garage/shop with 2 overhead doors. Would make a nice year-round home or getaway/hunting retreat. Garaway LSD. Property offered as parcels or as a unit and sells whichever way brings the most.

PARCEL #1: Approx. 60 acres w/ home, garage, free gas, woods, ponds, and trails.

PARCEL #2: Approx. 56 acres w/ woods, ponds, hay fields, and trails.

NOTE: Guided ATV tours available prior to auction. Contact Matt Kiko, 330-327-9617 for date and 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.

TRACTORS – TRUCK – EQUIP.: : Ford 8600 diesel cab tractor, 7,400 hrs. – Ford 7700 diesel cab tractor, 8,000 hrs. – Westendorf hydr. loader attachment – '02 Chevy pickup, 2500 HD, 4x4, 100K+ miles – Alum. Jon Boat w/ Johnson 9.9 outboard motor & trailer – Black Diamond log splitter, like new – Ranch King 25HP lawn tractor – Lawn trailer – (2) utility trailers – CountryLine 3 pt. box blade – Tandem-axle manual-tilt trailer – Gravely 12G prod. lawn tractor, not running.

TOOLS: Gas pressure washer – Generator – Chainsaws – Torpedo heater – Coleman air comp. – Loads of hand & power tools – (2) go-karts – Fuel tank on stand – Round bale feeder – Lg. pile split firewood – Fiberglass canoe – Etc.

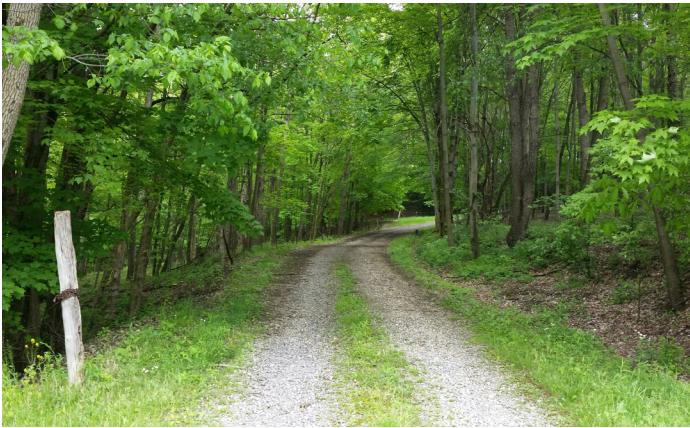
FIREARMS: Remington 700 22-250 rifle w/scope – Browning 12-ga. shotgun – Marlin 22 rifle w/ scope – Marlin 22 rifle – Shell reloader.

FURNITURE: Pine bedroom suite – LR furniture – Table w/ 4 chairs – Curio cabinet – DVD collection – Collector plates – Exercise equip. – Full size bed – Vacuum – Household goods.

TERMS ON CHATTELS: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard 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: Cora E. Perez Administratrix of the Charles D. Humphreys AKA Charles O. Humphreys Estate, Tusc. County Probate Case #2017 ES 59081

AUCTIONEER/REALTOR: Matthew P. Kiko, AARE, 330-327-9617 or mattkiko@kikocompany.com



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