



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**Thursday – July 20, 2017 – 5:30 PM**  
**Real Estate Sells First!**

## 11-Ac Hobby Farm

**FARMHOUSE – 5 GARAGES – BANK BARN**

Osnaburg Twp. – Stark Co., OH – East Canton Schools

Also Selling: Farmall 560 Tractor – Woods Brush Hog – Cattle Chute – Gates  
Furnishings – Farm Toys – Polaris 4-Wheeler

**ABSOLUTE AUCTION**, All sells to the highest bidder(s) on location:

**9584 Lisbon St. E, East Canton, OH 44730**

**Directions:** Take SR 172 east of SR 44 to address. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



**330.455.9357 • kikoauctions.com**



**REAL ESTATE:** Features 11+ acres of land, mostly open tillable, currently all in pastures. 4-bay bank barn w/straw shed in back, adaptable to any livestock or projects! Also 26' x 50' 5-car detached garage. Circle drive with mature trees. 2-story farmhouse, 2 large bedrooms & a full bath upstairs. Main level has family room w/fireplace, eat-in kitchen, large living room area (adaptable for additional bedrooms), full bath, & laundry area. Full basement, breaker electric, oil FA furnace. Current taxes \$664.12 per half year. Osnaburg Local Schools.

**NOTE:** 60% mineral rights to transfer with real estate. Current lease w/ Chesapeake Energy. Call George Kiko for help with financing, or using your current home to buy this one!

**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.

**TRACTOR - EQUIPMENT - CATTLE EQUIP.:** Farmall 560 diesel tractor, NF, 3pt, 15.5-38 rears - Woods 720 BrushBull brush hog (one owner) - Priefert cattle squeeze chute - panel gates - water troughs - grooming chute - (2) barn fans - 3pt bale carrier - bale ring - T-posts

**4-WHEELER:** 2004 Polaris 600 twin Sportsman, 1,950 mi., 277 hrs., w/ Swisher plow & winch

**TOYS:** 1/8 scale tractors, Farmall 560, Super M-TA - (2) diecast Farmall 560 pedal tractors - Ford 5000 Precision tractor - Farmall 460 Precision - Super C tractor - old chrome banana seat bicycle

**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:**  
Stephen Lewis

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



All measurements are approximate and are subject to actual survey



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