



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**Thursday – August 10, 2017 – 5:00 PM**  
**Real Estate Sells At 6:00 PM!**

## 59 Acre Farm

**RANCH HOME BUILT IN 2005 – BANK BARN**

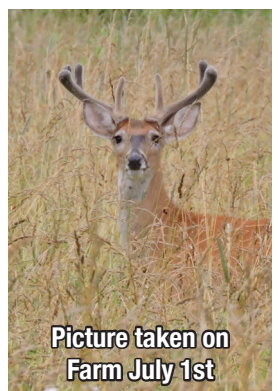
**Oil And Gas Rights Transfer – Near Leesville Lake – Orange Twp. – Carroll County**

**Also Selling: Antiques – Primitives – Tools – Firearms**

**GUARDIANSHIP AUCTION, All sells on location:**

**6169 Crowder Rd. SW, Sherrodsville, OH 44675**

**Directions:** Take SR 39 south of Dellroy or east of New Philadelphia to Sherrodsville. Then, go south on SR 212 and right onto Crowder. Watch for KIKO signs.



Picture taken on  
Farm July 1st

Information is believed to be accurate but not guaranteed.



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59.51-acre farm with nice quiet setting, sits back off the road. Ranch home consisting of three bedrooms, two full baths, open kitchen with walkout to rear patio, attached two-car garage, full basement with electric furnace and second entry to walk-out side yard. Home was built in 2005 with large covered front porch. Also, 36' x 50' early bank barn with steel roof and two additional small storage sheds. Terrific setting with hay fields at front entrance, and mostly wood at rear with walking and hunting trails. Oil & gas rights and royalties are with the property, with lease allowing free gas to one dwelling. Current income averages \$1,000 per year. Current taxes \$2,257 per year, under CAUV rate. Take advantage of this opportunity, home will be open for inspections two hours prior to auction start time.

**TERMS ON REAL ESTATE:** 15% 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.

**ALSO SELLING:**

**FIREARMS:** 17 assorted guns, including: Thompson Center Renegade, 50 cal. – Thompson Center Cherokee, 32 cal. – Winchester model 1400 MKII, 12g. pump – Winchester model 12, 16g. pump w/poly choke – Mossberg E500 410 pump, engraved – Winchester model 1200, 12g. pump w/field barrel – Savage model 6A, 22 cal., semi-auto w/tiger maple stock – Winchester model 370 single shot 12g. – Harrington and Richardson, 20g. Topper Jr. classic Greenwing Ducks Unlimited – Mauser 30-06 w/3-9x32 scope – Winchester model 12, 16g. w/poly choke – Rossi .410 double barrel – Winchester model 72, 22 cal. Bolt w/weaver G6 scope – Browning A5, 12g. semi, cracked stock – Ithaca model 37, 16g. Featherlite – 32 cal. hingtop pistol revolver – Harrington and Richardson, 32 cal. hammerless hingtop revolver

**ANTIQUES & COLLECTIBLES:** Elgin National coffee mill – milk bottles – blue jars – crocks – 5-gal. oil jugs – cast-iron skillets –

beer signs – Dekalb sign – egg scales – graniteware – oil lamps – Roseville and Weller pottery – Fels-Naptha soap crate – depression glass – coffee grinders – steel wheels – tricycle – milk cans – wooden vises – early plank bench – tractor seats – stations crates

**FURNITURE:** (2) maple drop leaf tables – 3-pc. Sauder bedroom suite – brass bed – youth rocker – serpentine front desk – gun cabinet – oak lamp tables – hall trees – blanket chest – nightstands – maple hutch – maple server – oak table – 3-cushion sofa – standard Treadle sewing machine – kitchen cabinet – hutch top – dry sink – Frigidaire upright freezer – S.S. refrigerator

**TOOLS – HOUSEHOLD:** Hay wagon – flatware – utensils – cooking wares – push mower – live traps – lumber – wood ladders

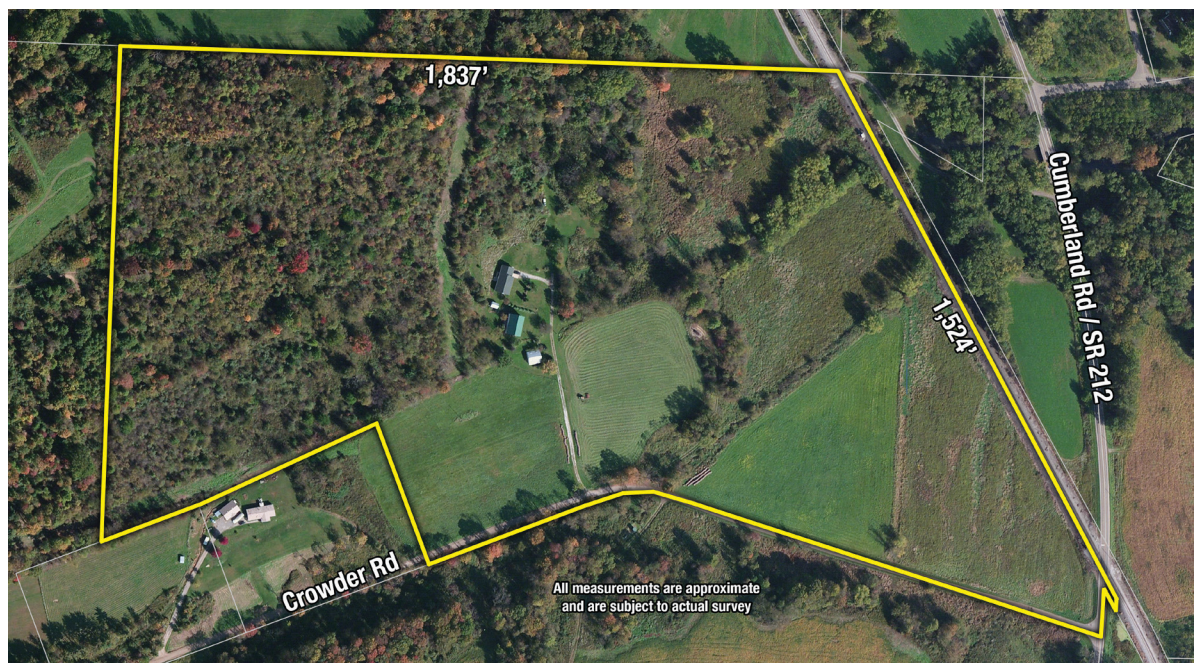
**NOTE:** Firearms stored offsite. Buildings are full! Anything can and will turn up. Check [www.kikoauctions.com](http://www.kikoauctions.com) for new finds!

**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:** Patricia A. Gopp, Guardian of Kay Sigler, Carroll County Probate Case #20162007

**AUCTIONEER/REALTOR:** Theresa Blocher

**AUCTIONEER:** Joey Gliatta



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