



AUCTION

LEADING THE INDUSTRY SINCE 1945

Saturday – September 9, 2017 – 10:00 AM
Real Estate Sells At 10:30 AM

Rohrer Farm Auction

136-ACRE FARM OFFERED IN PARCELS & AS ENTIRETY

Mostly All Highly Productive Tillable Land – Home – Pole Barns

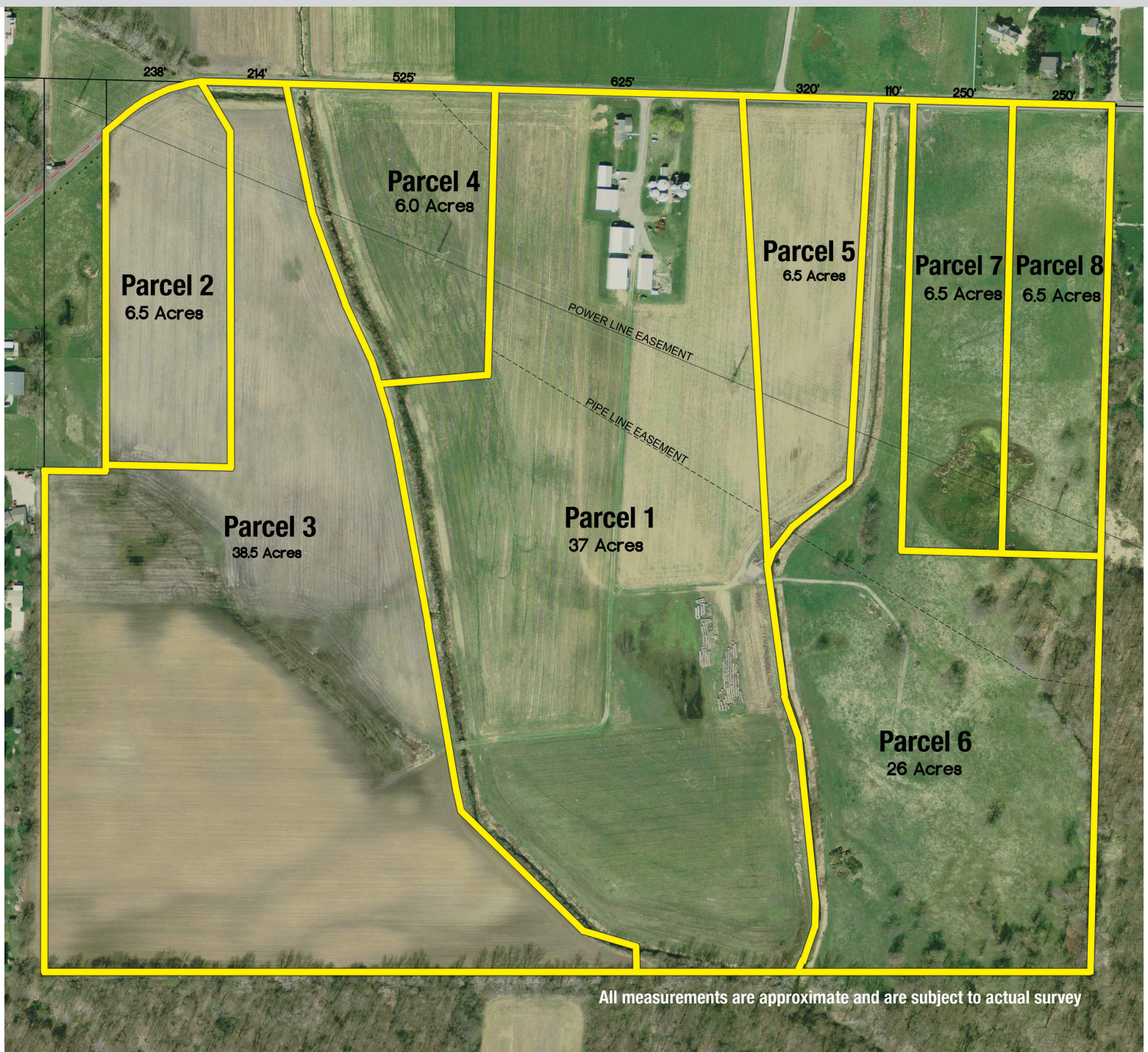
Lake Township – Stark County – North Canton Schools

Also Selling: JD Gator – Forklift – Antiques – Farm Toys – Early Implement Manuals

Suffering the loss of her husband, all sells to **SETTLE THE ESTATE** on location:

2222 Midway St. NW, Uniontown, OH 44685

Directions: Take Cleveland Ave. south of SR 619 to Wright Rd. Go east on Wright Rd. to Wagner Ave. then south to Midway and east to auction. Or take Midway west of Market St. Watch for KIKO signs.



All measurements are approximate and are subject to actual survey

Information is believed to be accurate but not guaranteed.



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136.23-acre farm. Good tillable farmland. Lays real nice. Brick home w/open kitchen/dining room, living room, 1 bedroom, full bath & den. Basement with 1-car garage, gas FA furnace and central A/C. New drilled water well & septic. 32' x 40' det. Garage w/concrete, 50' x 50' steel shop building w/concrete & radiant heat and (2) 14' overhead doors, 40' x 56' machinery shed w/concrete & sliding door, 48' x 80' machinery shed w/concrete & 2 sliding doors, open equipment shed, and older grain bins and grain dryer. Mostly all tillable, with pasture to the east. All mineral rights owned by seller to transfer subject to leases of record. Offered separately and as an entirety and sells the way it brings the most.

DIVIDED AS FOLLOWS:

PARCEL 1: Approx. 37 acres with home, barns, grain handling facility. Nearly all tillable with 625' frontage.

PARCEL 2: Approx. 6.5-acre lot. Open land with 238' frontage.

PARCEL 3: Approx. 38.5 acres of land. Hideaway parcel, all tillable with 214' frontage.

PARCEL 4: Approx. 6-acre lot. Open land with 525' frontage.

PARCEL 5: Approx. 6.5-acre lot. Open land with 320' frontage.

PARCEL 6: Approx. 26 acres of land. Hideaway parcel, gravel drive with 110' frontage.

PARCELS 7 & 8: Approx. 6.5 acres each. 250' frontage each. Nice building parcels.

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 estab-

lish 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:

JD GATOR – TOW MOTOR: JD Gator, 4x2 – Hyster 45 forklift, diesel, 4,350 lb. cap, good – 12V truck fuel tank – shop vac – dolly carts

ANTIQUES – TOYS – MANUALS: 250+ early implement shop manuals – Ertl toy tractors – early Lionel train set – 31-day wall clock – early wood butter churn w/stenciling – rocking chairs – vic. marble top table – Philco console radio – pitcher collection – 4-pc. queen bedroom suite – console sewing machine – early poplar trunk – early oak ice chest – cow bells – jug – baskets – violin – set holiday dishes – 14 metal folding chairs – coffee percolator – ancestral frames – 1800s books – early glassware – quilts – family scale – gateleg drop-leaf table – iron bed frames – old luggage – household goods – etc.

TERMS ON CHATTELS: 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: Carole Rohrer, and Carole Rohrer, Executrix of the Ted Rohrer Estate, Stark Co. Probate Case #227959

AUCTIONEERS/REALTORS: Matthew P. Kiko, AARE, 330-327-9617, mattkiko@kikocompany.com and Anna C. VanDyke, 330-309-8044



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