

EQUIPMENT: (To sell at approx. 1:00 PM, followed by woodshop tools and equipment) Most equipment is one owner. 2011 JD 5085M diesel tractor, 882 hrs. 16.9-30 dual remotes – JD 1026R diesel tractor loader, 60" deck, 3 pt., 418 hrs. – JD 1545 series 2 4WD mower, 72" deck, cab heat & AC w/ clam shell grass catcher plus 5' snow blower, 561 hrs. – 2015 SCAG Tiger Cat zero turn 48" deck bagging system, KAW engine, 274 hrs. – Land Pride 7.5' 3 pt. finish mower – Land Pride AFM 4016 all flex mower, 3 section, 16' – Land Pride 3 pt. York rake – 3 pt. Shaver post driver – 3 pt. post hole digger – JD MX7 3 pt. brush hog – Nice H&S 125 BU manure spreader – 3 pt. blade – 3 pt. hyd. Log splitter – 2 push mowers – 12-volt sprayer – Power washer – Edger – Early gravity gas pump – 3 pt. DR fence line trimmer – 3 pt. 2x14 plow – 50KW pto generator – DR front mount alum. Redi-Plow snow plow – Planer products cell freezer, model R204.

WOODSHOP TOOLS: Milwaukee tools: router, sawzall, circ. saw – Anvil – Wilton vise – Lincoln 225-amp welder – Wayne air comp. – Combo wrenches – Sander – Stihl MS210 chainsaw – Bolt cutters – Hitachi miter saw – Balder grinder – Bar clamps – 4 craft workbenches – Delta disc/belt sander – Drill press – Delta 10" tilting unisaw – Delta 16.5" drill press – Delta 12.5" planer – JET metal bandsaw – Delta bandsaw – Delta jointer – Delta dust collector – Hand tools – Router bits – Etc.

NOTE: Clean auction all the way through! Lunch stand available. Plenty of field parking. Auction held under a tent, bring your chair!

TERMS ON CHATELS: 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: Theresa Hannon Trustee and The Hannon Company
AUCTIONEER/REALTOR: George Kiko, 330-418-1095 or george@kikocompany.com
AUCTIONEER: Nathaniel Ray, 330-206-0995 or nateray@kikocompany.com



Explore Your Options

AUCTION

LEADING THE INDUSTRY SINCE 1945

THURSDAY – OCTOBER 5, 2017 – 11:00 AM
REAL ESTATE SELLS AT 12:00 PM

Fantastic Opportunity!

Thomas & Theresa Hannon Country Estate

125 Acres – One-Owner Colonial Home - One-Of-A-Kind Carriage Barn & Stables
All Brick 8,700 SF Embryo/Stable Facility – 36 x 80 Pole Barn - Vinyl Fenced Pastures Beautiful Pond – Tillable Farm Ground - Louisville, OH – Stark County
All Mineral Rights Transfer

Also Selling: Quality Paintings – Antique Furniture - Great Lladro Collection
Waterford Crystal – Persian Rugs - China – Glassware – Capodimonte Pieces
JD 5085 Tractor – JD 1026 Tractor - JD 1545 Cab Mower W/ Bagger – SCAG Mower
3 Pt. Equip. - 16' Finish Mower – Woodshop Tools

ABSOLUTE AUCTION, all sells to highest bidders on location:

8201 RAVENNA AVE., LOUISVILLE, OH 44641

Directions: Take SR 44 north of RT 62 or south of SR 173 to address. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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THE RESIDENCE: Privacy galore with this property! The Hannon property began with a humble home built in 1965. Many updates and improvements followed during the next 50+ years. Quality colonial home with 4 bedrooms and 4 baths. Impressive master suite with large custom bath, 24K fixtures, walk-in closets, gas fireplace, and library/sitting room. Three additional bedrooms and full bath upstairs. Open foyer with circular staircase. Formal dining room with serving parlor, custom cherry Schrock kitchen and Corian counters. Nice warm family room with Schrock cherry paneling, vaulted beam ceiling, and fireplace. Beautiful living room with marble gas fireplace, nice natural light, wet bar, and powder room with 24K fixtures. First-floor laundry with full shower bath. 2-car attached glazed-tile garage. Full basement with Rathskeller rec room, wood fireplace, wine cellar, bar with tap barrels, and brick accent floor.

This property boasts a gorgeous lighted blacktop drive with iron gate décor entry. Impeccable landscapes, long custom waterfall with Koi ponds, mature trees, and privacy at its best. Home has Dura Slate roof, brick & alum. exterior, crown molding, hardwood floors, Waterford crystal chandeliers, and quality craftsmanship throughout.

Carriage barn comprises 4 large cast-iron stalls (J.W. Fiske Co.), 5 large tie stalls, equipment storage, large office, and awards display room. Custom paneled walls for Carriage displays with sandstone front accents, gazebo style rotunda, restrooms, etc. All overlooking nice pond with custom cut sandstone bridge. Also, includes groundskeeper building with woodshop room, overhead door, and rear storage. Louisville Schools, Nimishillen Twp.

EMBRYO/VET STABLE FACILITY: (8081 Ravenna Ave., Louisville, OH) Custom-built in 1982, all brick structure, 8,700 sq. ft. w/ large patio area, Dura Slate roof. Features original embryo lab/office areas, restrooms, and utility shop area. Impressive vaulted ceiling center office gathering space, beadboard walls, hardwood and carpeted floors. Also, 50' x 120' glazed tile clear span, vaulted ceiling, gas Reznor heating, including 6 large horse stalls. This building is adaptable to nearly any use. This parcel also includes a 36' x 80' pole building with (3) 11' x 13' high sliding doors plus (2) 16' x 13' doors. Partially blacktop floor, vinyl turnout pasture, blacktop lighted parking, and drives. 3-phase electric.

TILLABLE LAND: Approx. 76+ acres open tillable land, center driveway to former home site. Gas/oil well in the center. Ample frontage on Hahn Ave. Lays gently rolling with nice elevation.

NOTE: Walk the land and pastures at your convenience. Residence and buildings shown by appointment. All mineral rights owned by seller to transfer with each parcel subject to lease of record. Properties listed above offered in parcels as follows.

PARCEL #1: (8201 Ravenna Ave., Louisville, OH) 21.3 acres with colonial home, carriage barn, workshops, and pasture mentioned above. 221.8' frontage on Ravenna Ave.

PARCEL #2: (8081 Ravenna Ave., Louisville, OH) Approx. 18.8 acres with embryo stable and pole barn. 200' frontage on Ravenna Ave. and 50' frontage on Hahn Ave.

PARCEL #3: 8.7 acres vacant land, lays real nice with great setting. 383' frontage on Hahn Ave.

PARCEL #4: 35.1 acres tillable land, lays nice, wooded area in back. Walk this land over. 220' frontage on Hahn Ave.

PARCEL #5: 41.7 acres tillable land. Oil well in center. Approx. 681' frontage on Hahn Ave.

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. Call George Kiko, 330-418-1095 for help with financing.

SPECIAL NOTE: It is a privilege to offer this property to the public on behalf of Mrs. Theresa Hannon and her children. This home was built with love, sweat, and hard work by Theresa and her late husband Tom "Tip" Hannon.

SAILBOAT: Flying Scot 19' centerboard sloop used for both family day sailing and racing. Galvanized trailer, sails – main, jib, and spinnaker. Stored in heated building.

FURNITURE: Unusual elliptical mahogany side board, English ca. 1840, original brass – 8' Irish wake table – Union National Chinoiserie 2-pc breakfront – Chippendale style claw-foot dining table w/ 12 chairs, 3 leaves, 4'W x 12.5'L – French ormolu secretary – French ormolu vitrine/china cabinet – Chickering square piano – Early wood phone booth display – Black lacquered chinoiserie writing desk – Howard Miller Beacon Hill limited edition triple-weight grandfather clock, 91" tall, numbered – 4-drawer serpentine front double wardrobe – Mahogany drop-leaf table w/ 4 chairs – Mahogany w/ leather inlay side table set – Lion head rocking chair – Claw-foot high boy – (2) mahogany lighted china cabinets – lift-top game table – Brass glass lighted curio – Claw-foot mahogany buffet – 3-pc. cherry bookcase – Claw-foot wingback chairs – Mahogany table lamp – Dainty side stand – 3/4 brass bed – Jenny Lind style baby bed – Ant. walnut nursery rocker – French prov. cane-back loveseat – Gold swan end stand – Gold foyer stand w/ mirror – Bamboo 4-pc. bedroom suite – Brass butlers stand – King size poster bed – Cast-iron Coke rack – Turned leg end table – Red leather sofa w/ nail head trim – Pecan finish desk w/ chair – Large custom executive desk w/ credenza – Beveled glass lighted curio – Ornate turned loveseat – (2) prov. china cabinets – Carved drop-front oriental bar – Lift-top commode – Pine table w/ bench – Hanging pine corner cupboard, old red paint, circa 1800, no restoration – Cherry corner cupboard, circa 1810.

PAINTINGS: G. Frasier oil on board 15"W x 11"T – Oil on canvas signed A. Hulk boat on stream, 15.5"W x 24"T – Oil on canvas signed Benedi, gold frame, 27"W x 30"T – H. Houben "Market In Zeeland" – "The Royal Mail 1803-1877" Charles Cooper, oil on board – Author Clarkenson oil on canvas – Charles Cooper Henderson – Stage coach oil on canvas signed Adam..., 46"W x 27"T – William Henry Davis oil on canvas.

PERSIAN RUGS - LLADRO - GLASSWARE - ANTIQUES: Lladro figurines: Antique Auto #1146, clowns, lamp, nativity, #382, doves, bells, lady figurines – Capodimonte figurines & urns – Royal Doulton figurines & pitchers – Fitz & Floyd Starburst cobalt unglazed china set w/ serving pieces – Waterford Lismore stemware – Waterford coasters & crystal lamps – Oriental rugs of various sizes 6' x 7', 4' x 4' Iranian rug 14' x 17', 10' x 8', 9' x 12', 12' x 18' – J.W. Fisk oats cleaner – Jydsck wall phone – Bohemian cut glass – Cut glass decanters – Wedge wood – Dresden figurines – Oriental semi-precious stone instruments – Gorham crystal – Delft Holland decorative buildings – Pill boxes – Limoges spittoon – Sirram picnic set – Ladies hat collection, Louise Green – Gorham porcelain dolls – Hand painted plates – Hummel figurines – Linens – Sessions mantle clock – Tobacco cutter – Spinning wheel – Black powder rifle – Omaha oak no. 17 cast-iron stove – Wine press – Cream separator – Sad irons – Graniteware – White House ornaments – Pipes – Hay fork – Hog scrapers – Spoon collection – Brass Christmas bells – Desk lamp – Brass floor lamp.

More details on the following page.

