



AUCTION

LEADING THE INDUSTRY SINCE 1945

Saturday – September 23, 2017 – 10:00 AM
Real Estate Sells At 11:00 AM

Selling For The Late David G. “Skip” Malcomb

28+-ACRE FARM WITH CLEAN, UPDATED HOME

28 X 40 Building – Frontage On Two Roads – Wooded & Open – Offered In Parcels & As Unit – St. Clair Twp. – Columbiana Co. – Beaver Local Schools
Also Selling: Tractors – Harley Davidson – Guns – Tools – Hay – Etc.

Having suffered the loss of her husband, owner will sell at **ABSOLUTE AUCTION**, All sells to highest bidder(s) on location:

14826 Cannon Mills Rd., East Liverpool, OH 43920

Directions: Take SR 7 just north of US Rt. 30/SR 11 to East Liverpool Rd. and right approx. 1.2 miles to Cannon Mills Rd. and left 1/2 mile to auction – or – East Liverpool Rd. north of Y and O Rd. and Rt. 170 to Cannon Mills Rd. and right. Watch for KIKO signs.



Real Estate: 28+ Acres – approx. 1/2 wooded, 1/2 hay meadow. Built in 1990, three-bedroom split-level home with ground-level foyer entrance with French doors. Main level with updated applianced kitchen, large living room, dining area, 3 bedrooms up with full bath. Finished lower level living room/den, 2nd full bath and laundry area, unfinished basement with utilities. Vinyl siding, metal roof, oversized attached garage. Updates since 2013 include; kitchen appliances and flooring, new heat pump/duct work, central air, outdoor wood burner, hardwood flooring in living & dining room, French drains, concrete rear patio in 2015, metal roof and gutters in 2015, both bathrooms partially updated, water softener system, light fixtures and switches. Nicely landscaped in front and back. Well and septic. 28 X 40 pole barn/shop with concrete floor, sliding doors, 12 X 40 lean to addition.

Parcel #1 – 7 acres with home and improvements mentioned above. Frontage on two roads, approx. 1/2 open and wooded area in back.

Parcel #2 – Approx. 6.7 acres mostly open with wooded area off of Calcutta Smith Ferry Rd. Frontage on two roads.

Parcel #3 – Approx. 7.7 acres, 2/3 wooded with open area along Cannon Mills Rd. – frontage on two roads.

Parcel #4 – Approx. 6.8 acres, 2/3 wooded, frontage along Cannon Mills Rd.

Note: Home shown by appointment only, call auctioneer. Very clean home, move-in condition. Parcels 1-4 offered separate and together, selling whichever way brings the most. All measurements are approx. and subject to survey.

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.

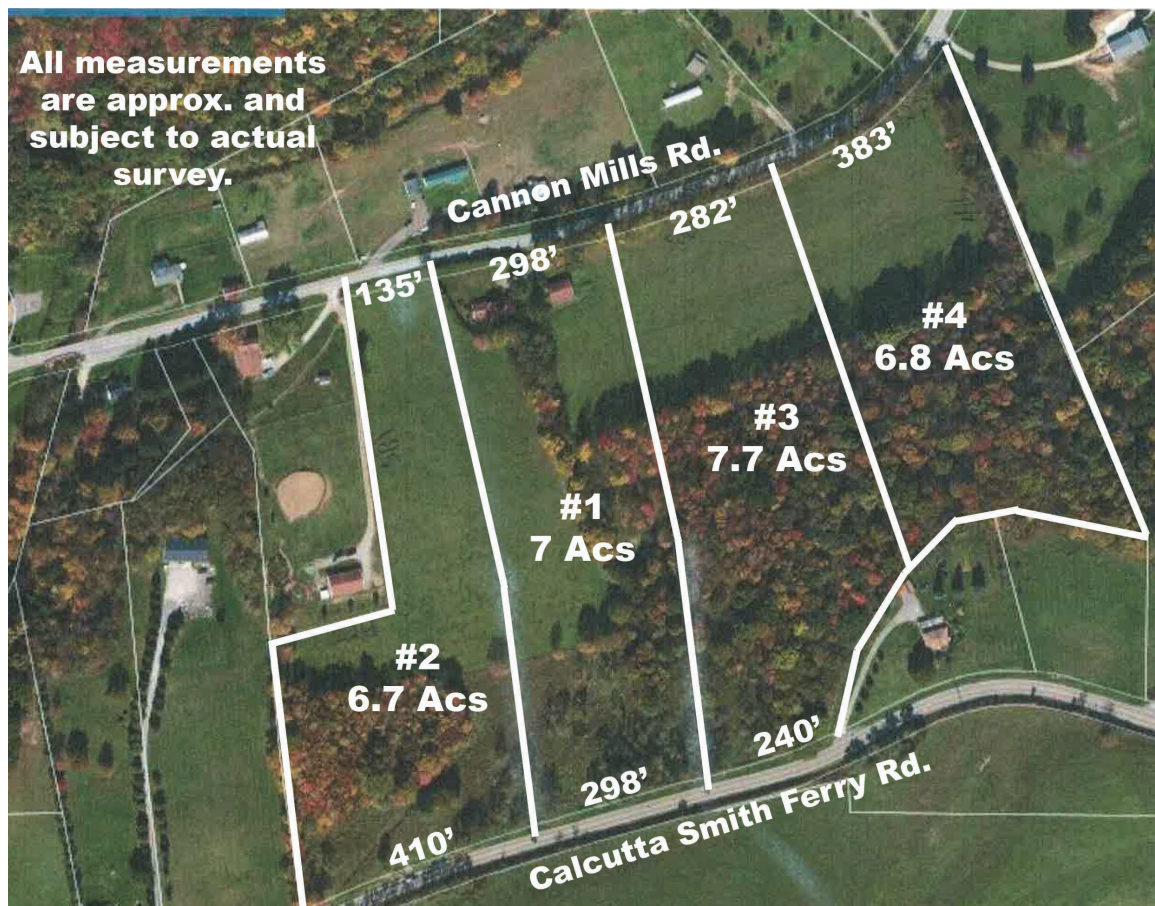
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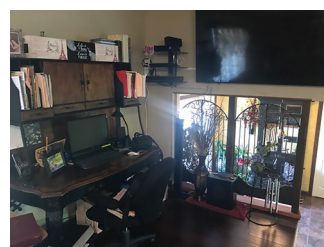
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All measurements are approx. and subject to actual survey.



Tractors – Equipment – Hay: International 544, NF, gas, fast hitch, 540 PTO, 6200 hrs, ser. #106195 – Massey Ferguson 285 diesel, cab, dual remotes, multi-power, 18.4.34, 5492 hrs – AC 170 diesel with 517 loader – set of tire chains – Farmall 300 utility, gas, 3 pt., – 5' 3 pt. brush hog – JD 1219 haybine – 3 pt. King Kutter rototiller – 2 btm. fast hitch plow – Woods 3 pt. 5' blade – pull-type log splitter – older Cub Cadet 122 lawn tractor with blade – older grain elevator – small drag disc – 30 round bales 1st crop hay stored outside



Tools – Misc.: Craftsman stack-model toolbox – Matco stack-model toolbox, both full – wrenches – sockets – plyers – pneumatic tools – impacts – loads of misc. hand tools – MTD 24" snow blower – Troy-Bilt reartine tiller – clevises – roofing jacks – chains – ext. cords – lawn/garden tools – space heater – air comp. – gas cans – misc. power tools – runner sleds – dolly – loads of hardware



Guns – Harley Davidson: 2002 Harley Davidson Electra Glide Classic, 50K miles – Ruger Red Hawk .357 mag revolver – Remington mod. 1100 12 ga semi auto – Browning mod 30 12 ga pump – Winchester mod 1897 pump action 12 ga – 50 cal muzzle loader "Pennsylvania Hunter" – BPI Conn. Valley arms inline .45 cal muzzle loader with 3 X 9 scope – Conn. Valley arms 50 cal inline muzzle loader – Marlin mod 917 .17 cal rifle with 3 X 9 scope – misc. ammo to sell separate – also selling: compound bow



Also Selling: Misc. household – refrigerator – canning jars – table & chairs – kitchenware – claw-foot bath tub - etc. Items to be added up until sale day.



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.



Auctioneer/Realtor: Rudy W. Kiko, 330-540-2416
Auction By Order Of: Shelba Malcomb



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