



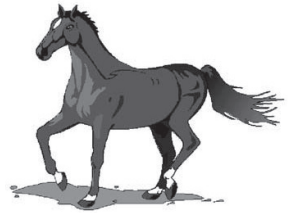
AUCTION

LEADING THE INDUSTRY SINCE 1945

Wednesday – September 13, 2017 – 4:00 PM
Real Estate Sells At 5:15 PM

“Shakespeare Acres”

KLIMA FAMILY IRRV. TRUST



20.3-Acre Farm With Two Homes – Horse Barn – Indoor Arena –
Horse Collectibles – Antiques – Furniture – JD & Ford Tractors – Misc. Equipment

Due to the passing of Charlie & Carol Klima, **ABSOLUTE AUCTION**, All sells to highest bidder(s) on location:

4215 & 4197 Rootstown Rd., Rootstown, OH 44272

Directions: I-76 & Rt. 44 exit south on 44 to light & west on Tallmadge Rd. (CR 18) to Rootstown Rd. & NE 1/3 mi to farm OR Tallmadge Rd. east of RT 43 to Rootstown Rd. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



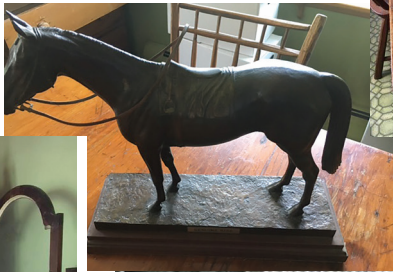
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20.3 acres total – two homes – one is a 1-owner secluded ranch w/ 1064 sq. ft. & built in '77 – updated thermo windows, new steel roof & HW boiler – main level kitchen with rough sawn cedar cabinets & appliances plus family & living room w/ stone face WB fireplace – 2 bedrooms, full bath & mudroom w/ sink – lower level has an additional 2 bedrooms, bath, family room w/ wood burner plus laundry – attached 2-car finished garage w/ auto openers – organic garden, flowers, blueberries, raised garden beds – tranquil setting. Century older 1256 sq. ft. 2 story home out front – 3 BR up, kitchen, living room, dining room, bath & full basement. Outbuilding: 60x160 clear span pole barn riding arena w/ metal roof – built in 74 – 16x50 side addition for machinery – 48x40 stall barn & addition – several stalls & viewing room – older bank barn, 4 additional stalls – corn crib – hay field – pasture – round pen & woods – outbuildings need primped

Note: Older home & barn presently rented. Shown by appointment only or open sale day 2 PM until auction.

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 – Tools: JD 2240 D, 3pt, 2295hrs – Ford 4600 SU D, 3pt, shows 707 hrs – pull type 5'brush hog – Landpride #1572 3pt dou. disc – 3pt 8' York rake – Ford 3pt blade – flatbed wagon – Troy-Bilt Tuffy rear tine tiller & Troy-Bilt horse tiller – Homak stack toolbox – loads sockets, hand tools, wrenches – Delta drill press – small table saw – shop vac – bench grinder – Paint sprayer XL 295 – lawn roller – work bench – Lincoln 200 amp port welder w/ 16hp B&S eng – 2500 PSI power washer – zero turn RAZOR land pride mower – hay & grain elevator – JD backhoe

Antiques – Horse Collectibles – Prints: nice early step back cup'd w/ 6 panel glass – small step back 1pc pine cup'd – lg oak 2 glass door bookcase w/ 2 drawers – early hunting pine table w/ tapered legs – step back vic dresser – lg oak 1 door wardrobe – drop leaf table – old wood blanket chest – hunting dog & ring neck pheasant prints – chest on chest mah dresser – oak flat wall secretary – 4 early plank spindle back chairs – mah claw slant top desk – vic bed – vic rocker – 2 doz metal horse figures – few old horse bits & stirrups – Fox Hunt The Scrambler H. Aiken print – Pride of hunt "LE Retour AU Chateau" – approx. 8 Ducks Unlimited prints w/ stamps – hunting prints – horse belt buckles – Ruffin & Genvine Risk Bronze horses – Newmark 1983-84 – Northern Dancer 5/250 print by Richard Stove Reeves & Profiles of Courage 432/858

New 43" ROKU flat screen TV, never used – approx. 10 Beam duck decanters – hanging brass lamp – wooden duck decoys – wood ducks – Royal Doulton "Provencal" china for 12 – Griswold skillets – quilts – horse collar mirror – cut stemware – silver plate – coffee grinder – sq. trunk & small hump back trunk – oak Singer treadle machine – needle point stool – spool stand – feather light Singer machine – REP baseball mechanical bank – wagon wheel – cast butcher kettle – chest freezer – older refrig – health & natural cures books – other books – records – Acer laptop

Note: lots of photos on web – Join us, Rusty

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.

Auctioneers/Realtors: Russell T. (Rusty) Kiko, Jr., C.A.I., ext 115, 330-495-0923 and Randall L. Kiko, ext 158, 330-831-0174

Auction By Order Of:
Virginia Klima Petrie, Trustee



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