



AUCTION

LEADING THE INDUSTRY SINCE 1945

Tuesday – October 10, 2017 – 5:00 PM
Real Estate Sells At 5:30 PM

48-Acre Farm With Rentals

**SELLS IN TWO PARCELS – MINERAL RIGHTS
INCLUDING GAS & OIL RIGHTS**

Tractor – '99 Chevy Van W/Handicap Lift – Household – Tools – Misc.
Brown Twp. – Carroll County

Absolute auction, all sells to the highest bidders on location:

6135 CANTON RD., CARROLLTON, OH 44615

Directions: From Canton take Rt. 43 southwest past Malvern or north of Carrollton. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



330.455.9357 • kikoauctions.com



Parcel #1: 20-Acre Farm W/Rental Income: Featuring family home presently rented at \$910.00 per month. Bank barn w/divided lower level for livestock & equipment. Field for pasture, plus 6 single mobile homes with separate drive. Was rented for \$2,270.00 per month. Potential gross annual income \$27,240.00 based on current rent. Opportunity knocking!

Parcel #2: 25.82 Wooded Acres W/Wildlife: Mostly all wooded w/higher elevation. Build your own nature hideaway.

Note: For more information or help with financing call/text Gene at 330-495-0041. Visit our website at www.kikoauctions.com to view additional pictures.

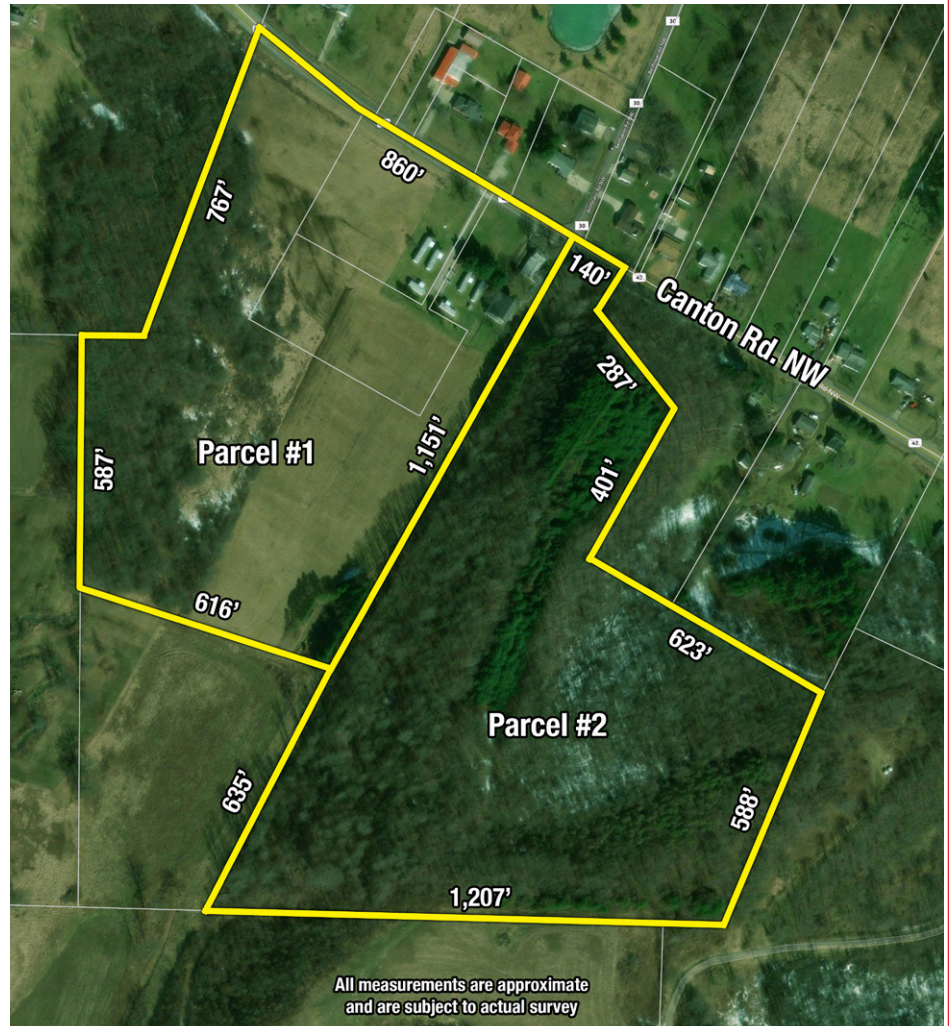
Terms On Real Estate: 15% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price, which goes to the seller. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed.

Van – Tractor – Household – Misc: 1999 Chevy #20 Window Van w/Handicap Lift, Auto, V-8, 104K Miles – Farmall Cub Tractor w/5' Belly Mower – Gas Rototiller – Inside Doors – Extension Ladder – Misc.

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: Gene Kiko, CAI, ext. 112 or 330-495-0041 call/text

Auctioneer: Billy Birney, ext. 162 or 740-317-4497 call/text



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