



AUCTION

LEADING THE INDUSTRY SINCE 1945

SATURDAY – NOVEMBER 18, 2017 – 10:00 AM
REAL ESTATE SELLS AT 10:30 AM

Beautiful 70-Acre Farm

SALEM TWP. – COLUMBIANA CO.

Century Three Bedroom, Two-Story Farmhouse – Pole Barn

Large Quonset Barn – Nearly All Tillable

Also Selling: Tools - Antiques – Furniture - Zero-Turn Mower – Polaris Ranger

Absolute auction, this good farm and chattels sell to the highest bidders on location:

4695 LISBON RD., LEETONIA, OH 44431

Directions: Take SR 45 north of Lisbon or south of Salem to Jacobs Logtown Rd., go east to Lisbon Rd., and north to auction.
Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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69.98 acres total with frontage on 2 roads. Elevated & level, nearly 100% tillable. 1890 two-story farmhouse having a kitchen w/ hickory floors, DR, LR, family room w/ fireplace, and a full bath. Second story has 3 large bedrooms and "Jack & Jill" style baths. Full basement w/ fireplace & wood burner. All electric home. Attached 2-car garage. Real solid home, needs cosmetic updates. 40'x80' pole barn shop built in 2001, insulated, (2) 12' overhead doors & concrete floor. Also a 7,076-sq.-ft. Quonset barn w/ concrete floor & dock. Asphalt driveway. Leetonia Schools. No zoning. Land offered in parcels and as a unit, selling whichever way brings the most.

PARCEL #1: 6 acres with all buildings mentioned above.

PARCEL #2: 5.25 acres, frontage on Longs Crossing Rd.

PARCEL #3: 5.25 acres. Frontage on Longs Crossing & Lisbon Rd. Corner tract.

PARCEL #4: 13 acres, all tillable.

PARCEL #5: 12 acres, all tillable.

PARCEL #6: 28 acres, all tillable. Hideaway tract.

NOTE: All measurements and references to acreage are approx. and subject to actual survey. Maps at site or on KIKO website. Buildings shown by appointment only. Mineral rights do not transfer. Walk the land at your convenience.

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.

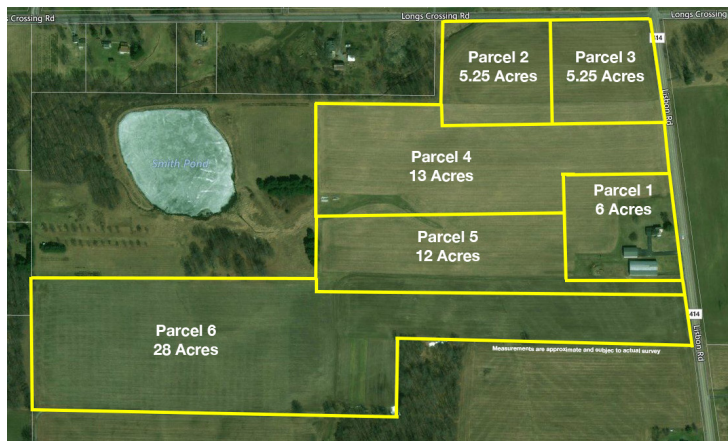
EQUIP. - TOOLS: 2008 Ferris zero-turn mower, mod. IS20002 - '09 Polaris Ranger UTV, 4x4, 715 hrs. - JD 5bt. plow - NH 68 square baler - 3pt. hydr. log splitter - HD 3pt. blade - Ford gas irrigation pump w/ many sections alum. pipe - (9) JD wheel weights - Wisconsin welder generator - CH horizontal air comp. - (3) fuel tanks on skids - Lawn roller - (2) portable frame hoists - Work benches - Platform scale - (2) table saws - Jointer - Log chains - Elec. motors - Greaser - Torpedo heater - Lg. fans - Craftsman wrenches & sockets - Craftsman stack toolbox - Gas blower - Lg. socket set, up to 3 1/8" - Remington fence line trimmer - Power & pneumatic tools - Industrial cart - Metal rack for steel - Post vise - Ext. ladder - ARE truck cap for '06 RAM 8 - Jacks - Lg. shop press - Anvil - Pedestal drill press - Chain binders - Marquette welder - Loads of hardware - Etc.

FURNITURE - ANTIQUES: Curved-glass cabinet - Upholstered furn. - (2) cedar chests - Console sewing machine - (3) full size maple beds - Dressers - Modern roll-top desk - Wringer washer - Metal stack bookcase - Sandstone buggy step - Potbelly stove - Window AC unit - Early rockers - Lanterns - Milk can - Farm primitives - Mason jars - Paperweights - Glassware - Costume jewelry - '60s lamps - Mah. table - DR suite w/ table, 6 chairs, & china cabinet - File cabinets - Kitchen table & chairs - Boxes of a lot of household goods.

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: Smith Family Revocable Trust

AUCTIONEER/REALTOR: Matthew P. Kiko, AARE, 330-327-9617 or mattkiko@kikocompany.com



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