



# AUCTION

LEADING THE INDUSTRY SINCE 1945

Wednesday – November 15, 2017 – 4:30 PM

## “Harvey Sumney” Real Estate & Gas & Oil Minerals

29 ACRES WITH SMALL 1 1/2 STORY HOME

All Wooded Plus 29 Acres Gas & Oil Mineral Rights Sold Separate  
Center Twp – Butler Co. PA

**ABSOLUTE AUCTION**, having moved in with family, this property family owned since 1936, All sells to highest bidder(s) on location:

**541 Holyoke Rd., Butler, PA 16001**

**Directions:** Take Rt. 8 north of Rt. 422 at Butler 1.3 miles and right on W. Sunbury (Rt. 308) 1 mile to Moore Rd. and 3/4 mile to Holyoke Rd. Watch for KIKO signs.



**Auction #1 – 29 acres** – all wooded – fronts on Holyoke Rd. and Hollow Lane. Improvements include 700 sq. ft. 1 1/2 story home w/ vinyl siding, applianced kitchen, living room, bedroom and bath. 2 small bedrooms up. Basement, natural gas heat, dug well, updated electric. Older detached garage. Land rolling and wooded with small creek. Great hunting, deer, turkey, etc. Some furnishings transfer.

**Auction #2 – 29 acres of gas and oil mineral rights to sell separate.** In a 1228.5 acre pooled unit with Frye West Unit Lease #PABUT10053A with well drilled and will be in production soon.



**Note:** Maps at site or on website. Home open for inspection day of sale starting at 3 PM. Walk land at your leisure.

**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.



**Auctioneer/Realtor:** Russell T. (Rusty) Kiko, Jr., C.A.I., ext 115, 330-495-0923, #AU-002727L & RS-222810-L. Russ Kiko Assoc. #AY000170L.

**Auction By Order Of:** Harvey & Todd Sumney

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**330.455.9357 • kikoauctions.com**





**KIKO AUCTIONEERS**

2722 Fulton Dr. NW, Canton, OH 44718  
kikoauctions.com

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