



AUCTION

LEADING THE INDUSTRY SINCE 1945

WEDNESDAY – APRIL 18, 2018 – 5:00 PM
REAL ESTATE SELLS AT 5:30 PM

18-Acre Hobby Farm – Nice Remodeled Farmhouse

(2016) 40'X80' POLE BARN – (2016) 24'X32' LOFT BARN

18'x36' In-Ground Pool – Outdoor Wood Burner – Nice Setting

Sandy Twp. – Stark Co., OH – Canton South Local Schools

Also Selling: '03 Ford Diesel - Tractors – '08 Peterbilt Semi

'99 Int. Semi - Gun Safe – Guns – Furniture

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

5470 WAYNESBURG DR. SE, WAYNESBURG, OH 44688

Directions: Take SR 43 south of Canton or north of Waynesburg, OH to Willowdale Ave., then go east to Waynesburg Dr. and north to address. Watch for KIKO signs.



Real estate features 18 acres of open pasture land and wooded area, nice road setting. Fantastic new outbuildings including a 40'x18'x14' high pole barn (built 2016) with overhead doors and electric, 24'x32' loft pole barn with electric and water, ideal for horses or 4-H hobbies (built 2016). In-ground 18'x36' swimming pool. Vinyl-sided farmhouse w/ nearly 2,000 sq. ft. living area. Three bedrooms upstairs plus a full bath. Main level has nice hardwood floors, updated kitchen, large living room w/fireplace, family room, enclosed porch, full bath, and 1st floor laundry. Full basement, outdoor wood stove transfers with the real estate plus an LP gas backup furnace and central air.

Great family home & property! Better take a look! Canton South Local Schools. Taxes are \$883 per half year. Home open auction day at 2:00 PM for viewing! Walk this property. Call KIKO office for help w/ financing.

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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SALE ORDER: 5:00 PM tools & household, 5:30 PM real estate, followed by Harley Davidson, tractors, trucks, & semis. Lunch stand available.

TRUCKS: 2008 Peterbilt semi – 1999 International Eagle semi – 2003 Ford F-250 diesel 4x4 crew cab, 150k miles – Ford dump truck.

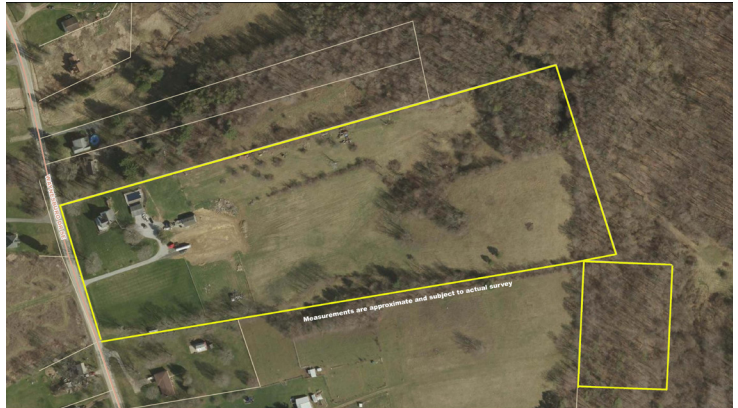
HARLEY: 2011 HD Ultra Limited, 5k miles.

SCAG MOWER: Scag Cheetah zero-turn mower, 60" deck, 339 hrs., 3-4 yrs. old.

CONTENTS – GUNS: Panasonic 40" plasma TV – Entertainment chest – LG 55" smart TV w/Polk surround – Reclining sofa w/matching reclining loveseat & chair – Dinette w/6 matching oak chairs – LG front-load washer – LG dryer – Rotating jewelry chest – Heritage Gun Safe Co., holds 27 – Western Field 12 ga. (rough) – H & R Gamester 12-ga. bolt action – H & R model 158 20-ga. single shot – Dismantled pool table, 3 pcs., slate style.

TRACTOR – TOOLS: Lg. Craftsman stack toolbox – Barn fan – Hog gates – Magna Force upright air compressor – Ford diesel tractor – Farm backhoe – Loader tractor.

TERMS ON CHATTELS: 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.



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