

Tractor – Equipment – ATV – Farm Items: One-owner Kubota L3010D MFWD, Hst, 1700 hrs, nice – Woods 3 pt. finish mower – Woods MS 3 pt. brush hog – 3 pt. back blade – Suzuki 125 Quad Runner – 275-gal fuel tank – 40' wood ladder- anvil – post vise – cloth and burlap feed sacks – old horse-drawn wagon tongue – milk can – grind stone – Flex Flyer sled – pipe vise stand – Delta floor-model drill press – rope block – Dewalt rad. arm saw – iron-wheel cart – floor-model wood band saw – early cast-iron boy statue, needs repaired – saddle – other misc.

Household: Cherry long drop dining room table w/ chairs and breakfast china – sofa – uph. chair – 5 pc. maple bedroom suite w/ single bed – other 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. 14% buyer's premium on all sales; 4% waived for cash or check. 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: James Cordan



Auctioneer/Realtor®
RUSSELL T. (RUSTY) KIKO, JR.
330.495.0923
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Explore Your Options

AUCTION

LEADING THE INDUSTRY SINCE 1945

TUESDAY – JULY 10, 2018 – 5:00 PM

REAL ESTATE SELLS AT 5:30 PM

Beautiful 60-Acre Beaver Co. Farm

Beaver Falls, Pa. – North Sewickley & Daugherty Twps.

Offered In Parcels & As Unit Selling The Way It Brings The Most
Rolling & Scenic – One-Owner Quality Brick Home With Garage Built 1978 – Century-Plus Bank Barn Plus Outbuildings – Fenced Pasture

Also Selling: Kubota Tractor – Small Equipment – Misc. Farm Items & Household

Owner retired and downsizing, family owned for 77 years.

ABSOLUTE AUCTION, All sells to highest bidders on location:

181 SUNSET DR., BEAVER FALLS, PA 15010

Directions: Take Rt. 65 north of New Brighton or south of Ellwood City to Sunset Dr. and west to farm. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.

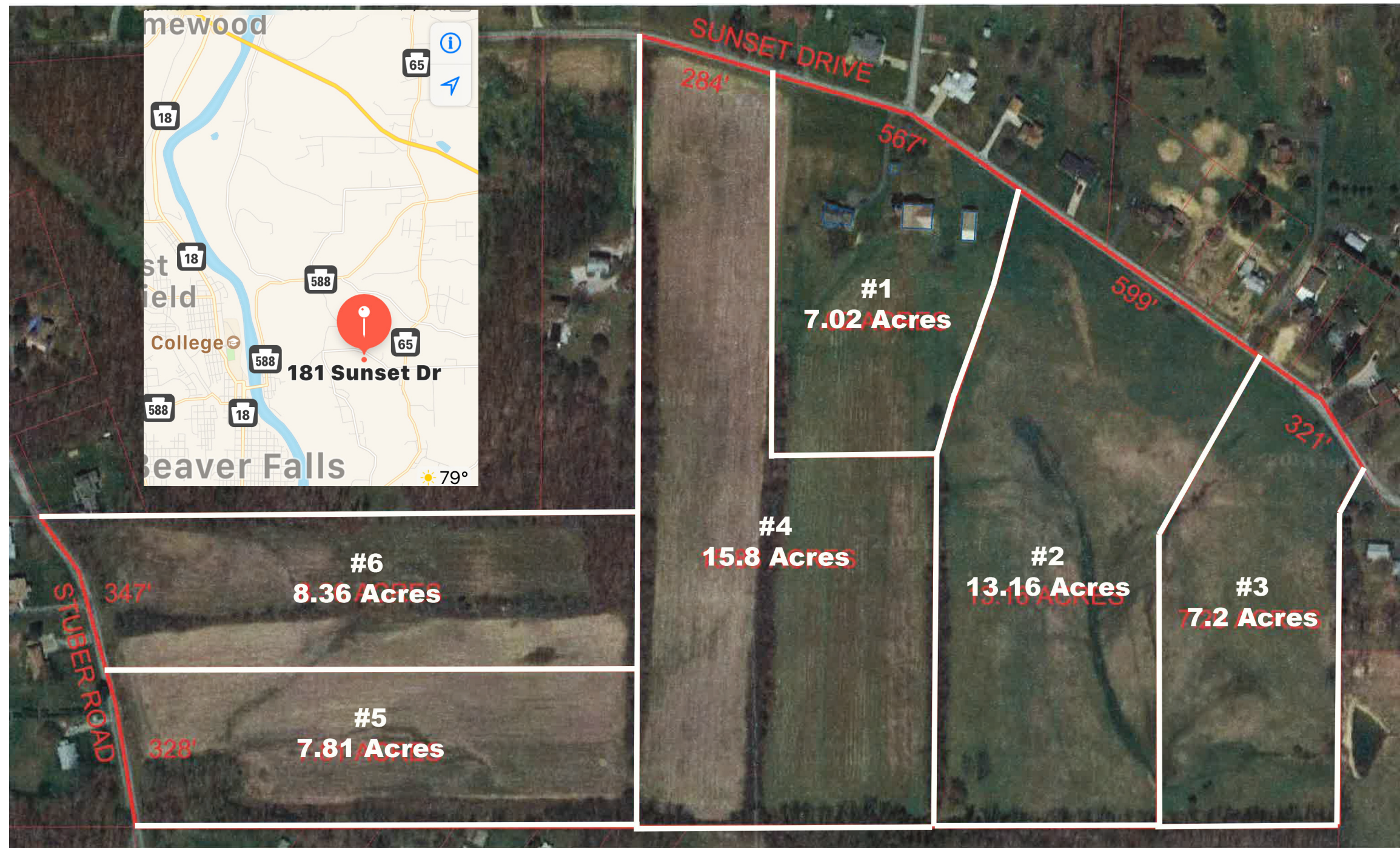


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60 acres total – extremely rolling and scenic with fantastic country side views & sunset. Approx. 25 acres are high-tensile fenced pasture balance mostly all tillable. Good set of improvements. One-owner approx. 2,000-sq.-ft. brick Cape-Cod style home built by Chuck Kasprick – main floor master bedroom, kitchen with custom cherry cabinets, family room w/ fireplace, dining room, laundry, rear porch and full bath on main level and laundry, 2 bedrooms & full bath up w/ tons of storage. Plaster walls. Good basement with rec room & fireplace, utility room, new modern gas boiler, plus new whole-house central air – updated Anderson replacement windows - attached 2-car oversized garage – new black-top drive. Picturesque bank barn with straw shed w/ horse and sheep stalls. Cut-stone foundation. Wagon shed with lean-to, etc. City water & sewer. Property meticulously maintained.

Farm offered in 6 parcels and as unit selling way it brings the most. Lots of frontage on two roads.

Parcel #1 – 7.02 acres with home & barn. A must see!

Parcel #2 – 13.16 acres – Sunset Dr. – small creek – pasture and rolling meadows

Parcel #3 – 7.2 acres – Sunset Dr. – rolling meadows and pasture

Parcel #4 – 15.9 acres – Sunset Dr. – flag shape – mostly tillable – lays high and scenic

Parcel #5 & #6 – Stuben Rd. around corner – 7.81 acres & 8.36 acres – mostly open, rolling & scenic land.

Note: Maps at site or visit us on the web. Open house Mon. July 2, 5:30 – 7:30 PM. Surface rights only.

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.

