



AUCTION

LEADING THE INDUSTRY SINCE 1945

MONDAY – JULY 16, 2018 – 5:30 PM

75 Acres With Good Home & Buildings

SOLD IN 5 PARCELS – SEVERAL VACANT LAND TRACTS –
WOODED & OPEN – MINERAL RIGHTS TRANSFER
WAYNE TWP. – CRAWFORD CO. PA – CRAWFORD CENTRAL SCHOOLS

ALSO SELLING: MISC. ITEMS

Owners are relocating. **ABSOLUTE AUCTION**, All sells to highest bidders on location:

27027 BRUNOT RD., COCHRANTON, PA 16314

Directions: Take PA Rt. 173 approx. 4 miles north of Cochranton and Rt. 322 or approx. 2 miles south of PA Rt. 27 to Lippert Rd. and west 1.4 miles to Vincent Rd. and right to Brunot and left to auction. Watch for KIKO signs.



Parcel #1 – Approx. 15 acres. Home built in mid '90s features open main level with large kitchen, dining area, living room, mudroom, bonus room, and master bedroom with full bath all on the main level. Oak trim and staircase. Large open hallway upstairs, 4 bedrooms with closets and full bath. Block foundation basement with cement floor, shower bath, walk-out doors to concrete patio, wood burner heat, propane hot water heater. Wrap-around screened-in back porch, spring water and septic system. Stocked pond with chain-link fence, row of grapevines, 30 X 40 horse/livestock barn with overhead loft, pastures with Hi-tensile and woven wire fence – Approx. 32 X 48 shop building, built in early 2000s, steel sided and roof with block foundation, concrete floor, steel interior, sky lights, wood burner, overhead doors at each end. Beautiful 40 X 40 Hemlock timber framed pavilion added on 2 years ago with steel roof and concrete floor. Gorgeous park-like setting with beautiful shade trees. Check it out.



Parcel #2 – Approx. 13 acres, mostly open land with woods in front.



Parcel #3 – Approx. 14 acres, mostly wooded with pines/hardwoods.

Parcel #4 – Approx. 16 acres, tillable, gently rolling

Parcel #5 – Approx. 18 acres, all wooded.



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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KIKO AUCTIONEERS

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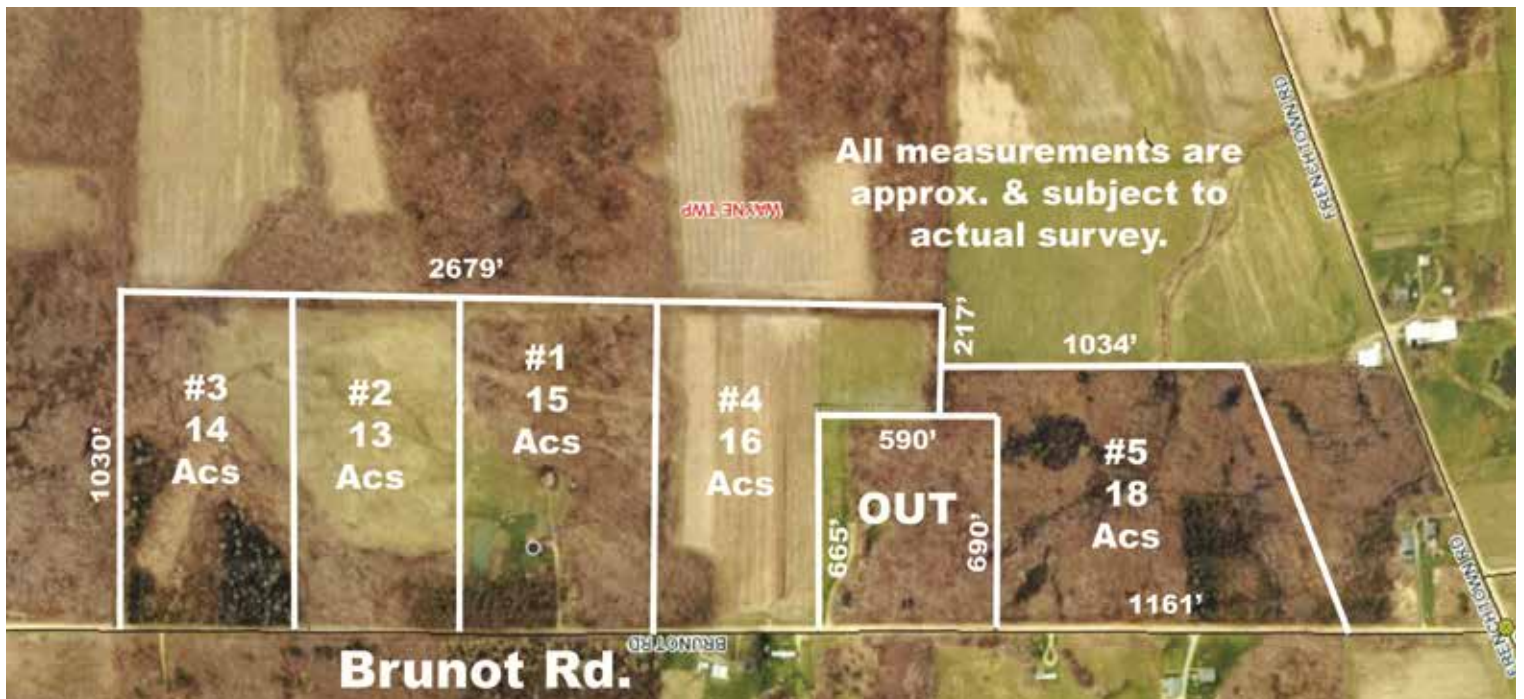
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75 ACRES WITH GOOD HOME & BUILDINGS

Several Vacant Land Tracts – Wooded & Open –
Mineral Rights Transfer
Wayne Twp. – Crawford Co. PA –
Crawford Central Schools
Also Selling: Misc. Items



Members – State and National Auctioneers Association



Several rabbit and chicken pens – genuine rawhide leather belts – several homemade quilts – hotbed – compound bow – end tables – deep fryer – patio fire pit – birdcage and accessories – good, used 12' aluminum Marathon canoe



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:

Rudy W. Kiko, 330-540-2416, RS322138 & AU005639 & 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:
Jacob & Esther Weaver



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