

**MFWD Tractor – Truck – Skid Loader – Hay Equipment – Hay - Etc.:** Very good JD 6400 MFWD cab tractor w/ 640 loader, pallet forks, bucket, 6200 hrs. – Kubota M125X MFWD cab tractor, with LA 16015 loader, 38” rubber, 1659 hrs., pallet forks, mat. bucket – Belarus 562 MFWD cab tractor with loader, 1800 hrs, 3 pt. – Gehl 5620 skid loader, only 1498 hrs., diesel – Ford 8N with new rubber - ’99 GMC C-7500 truck with 28’ steel flat stake bed, 6 sp, diesel, 297K miles – one-owner JD 459 silage special round baler, net wrap, only 3000 bales – Kuhn 302G 2 pt. 9’6” discbine with impeller, very good – GTS pull-type hyd. fold 4 star tedder – VR1022 pull-type hyd. fold wheel rake, like new – good Pequa round bale wagon – small snowmobile 2-wheel trailer – 3 pt. back blade – 3 pt. log splitter – custom built hyd. bale wrapper – 18’ trans. harrow-gater – hyd. brush hog for Gehl skid loader – 3 pt. 6’ box blade with scarfing – 100+ round bales, last year & this year - like-new 12 X 22 storage building with aluminum frame & roll-up door – JD 4 X 6 gator, 2200 hrs – Millermatic 200 welder – vise – grinder – MTD 25 HP lawn tractor – shop tools – torches – Bellsaw 12” planner – Delta table saw – drill press – fuel tank – mineral feeder – Footburn milling machine – Pilgrim milling machine - WB garden tiller – WB gas weed whip – tub feeder – 2 door combo. safe – (2) good 1B trailer axles – GT 42” pull-type lawn mower with gas engine – 10 HP Honda driven Ind. hyd. pump, 100’ hose – hyd drive winch – post (4) 6” X 3” X 20 alum. I-beams – alum. scrap & lots of iron & hardware - assorted boxes vinyl siding, several squares – park bench – 2 stage air comp. – 6 Castles elec. slot machines – Jenn Air gas grill – patio furniture - misc. furniture – household items.

**Nice clean sale, join us! Buildings shown by appointment only or preview on Sat. July 21, 4-6 PM on real estate or Fri. July 27, 1-5 PM on equipment and real estate.**

**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:**

Russell T. (Rusty) Kiko, Jr., C.A.I., ext 115, 330-495-0923 & Randall L. Kiko, 330-831-0174

**Auction By Order Of: Vic & Joan LLC**



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Explore Your Options

# AUCTION

LEADING THE INDUSTRY SINCE 1945

**SATURDAY – JULY 28, 2018 – 10:00 AM**  
**REAL ESTATE SELLS AT 10:30 AM**

## 163.2-Acre Scenic Farm

Offered In Six Parcels & As Unit - Jefferson Co. – Wayne Twp. – Hopedale Area - Rolling Hay meadows – Part Wooded – 2 Small Lakes - One Owner - Three Bedrooms – 3 ½ Bath Ranch Home – Horse Barn – Small Bank Barn - Shop With 3 Phase Electric – Machinery Shed – Etc. – Seller Financing On Land

Also Selling: JD & Kubota MFWD Tractors – Truck – Quality Hay Equipment – Tools

**ABSOLUTE AUCTION**, owners retired, all sells to highest bidders on location:

**180 Castle Shannon Blvd. (Twp. Rd. 197), Cadiz, OH 43907**

**Directions:** Take Rt. 22 west of Rt. 7 or east of Rt. 250 at Cadiz to Hopedale exit, south on Rt. 151 2 miles to Twp. Rd. 197 & left to farm. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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**All measurements are approx. and subject to actual survey.**

**Parcel #5  
38 Acres**

**Parcel #4  
22 Acres**

± 163.2 Acres Total

**Parcel #3  
30 Acres**

**Parcel #2  
30 Acres**

**Parcel #1  
35.5 Acres**

**#6  
6 Acres**

**OUT**

163+ acres total – 80 acres of grass and hay meadows, balance wooded plus 2 nice lakes – private setting with good set of improvements – one owner, three bedroom, 3 ½ bath ranch home with central air, all appliances, oak kitchen, nice 50' covered porch, partial basement, very nice - also 700 sq. ft. guest house that needs attention. Good 20 stall, drive-thru horse barn. Good steel sided 32 X 60 workshop with 440 3 ph. plus block foundation, overhead 5-ton traveling crane, coal/wood heat. 8 bay open pole building – 24 X 56 shop and storage building with concrete, 48 X 56 block foundation bank barn with lean-to, additional horse barn with several stalls and attached crib, tack room, etc. Vinyl fence outdoor arena, concrete feeding area for cattle, drilled well. Buildings overlook nice lake. **Note: Offered separate and together, selling the way it brings the most.**

**Parcel #1** – 35.5 acres with all buildings mentioned above with lake

**Parcel #2 & #3** – Approx. 30+ acres each, rolling hay meadows, woods in rear.

**Parcel #4** – 22 acres with nice lake

**Parcel #5** – 38+ acres, 2/3 meadows, balance wooded

**Parcel #6** – 6 acres mostly wooded

**Maps at site or visit us on the web. Walk land at your leisure.**

**Open house on buildings Sat. July 21, 4-6 PM**



**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. Note: Seller will finance any vacant land tract with total of 20% down, 7 1/2% interest, 5-15-year amortization, 7-year call, secured with note and 1st mortgage.

