



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**SATURDAY – OCTOBER 20, 2018 – 10:30 AM**

## **87+ Acre Farm Offered In 3 Parcels**

**ALL MINERALS OWNED BY SELLER TO TRANSFER**

**Morgan Twp. – Ashtabula Co., OH**

Absolute auction, all sells to the highest bidder(s) on location:

**2017 FORMAN RD., JEFFERSON, OH 44047**

**Directions:** From I-90 take RT 45 south and south of Austinburg to Eagleville Rd., then east to Forman Rd. and south to auction OR from Jefferson go west on Jefferson-Eagleville Rd. to Forman Rd. and south to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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**PARCEL #1:** Approx. 26.75 acres consisting of a 2-story home w/living room, family room, large country kitchen, full bath, first-floor laundry room, bedroom, and bonus room. 2 bedrooms and full bath up. Natural gas heat furnace and 100-amp elec. Wraparound covered porch. 30'x40' 3-bay garage. Small pond. Other outbuildings include: 57'x84' open-area pole barn w/4 box stalls, 40'x84' insulated shop pole building w/office, concrete floors, water & elec., and 32'x60' all-purpose livestock barn w/overhead storage. Mostly open land w/partially fenced pasture, small woods, pond, stream, and small pond at the rear. Suitable to most all livestock. Approx. 710' frontage. Parcel #1 reserves ownership of existing well and natural gas production.

**PARCEL #2:** Approx. 37.13 acres mostly open & tillable land w/small woods at rear. Approx. 510' frontage.

**PARCEL #3:** Approx. 23.6 acres open & tillable land. Approx. 200' frontage.

**NOTE:** Easy access to I-90, RT 45, and RT 11. Parcels will be sold separate and not offered together. All minerals owned by seller to transfer subject to leases of record. For more information or help w/financing contact the auctioneer.

**TERMS ON REAL ESTATE:** 15% 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.

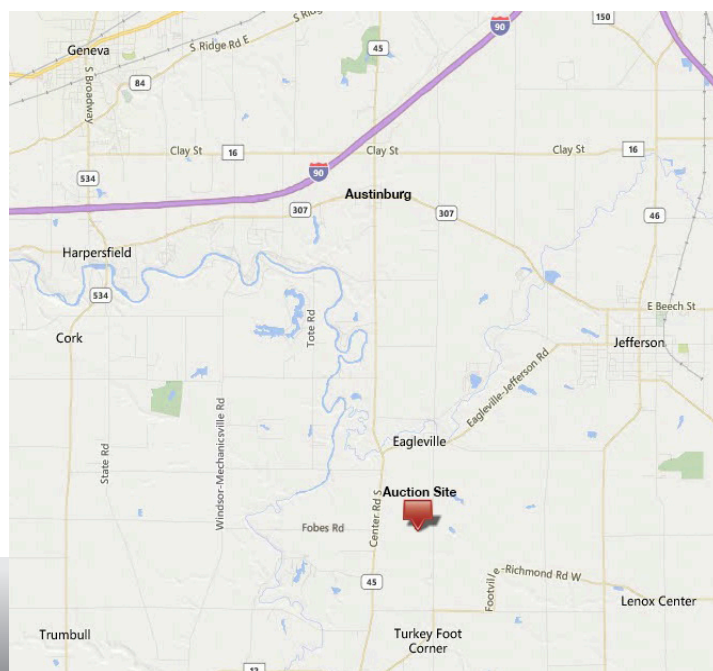
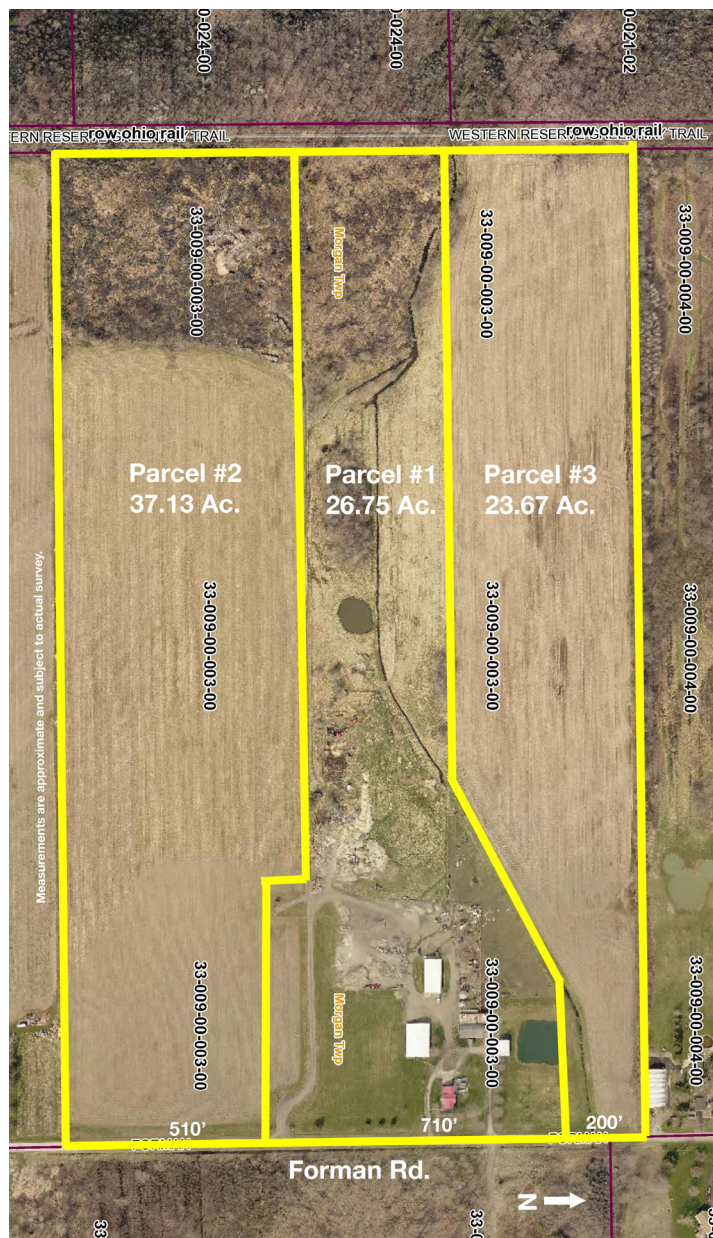
**FARM EQUIP. - TRAILER - GRAIN BINS:** Gehl TDC 1475 round baler - Rolls Rite 25' & 5' beaver tail flat deck, fifth-wheel trailer w/ dual-wheel tandem axle - (2) Brillion 3pt 6-row cultivators - NH sickle-bar mower - NH 358 grinder mower - Pipe & panel gates - Automatic Pride of the Farm waterer - Large barn fan - SS milker parts - Bale spear - Alum. fuel transfer tank w/pump - Massey Ferguson 1130 tractor project - Scrap iron - Dump truck bed - 50+ RR ties - 6'x8' truck caps - 18' Brock bin w/floor & fan - 21' Butler bin w/sweep auger & floor fan - Cattle head gate & squeeze chute - Etc.

**TERMS ON CHATELS:** 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.

**AUCTION BY ORDER OF:** Richard N. & Cheri Janson



Auctioneer/Realtor®  
**JOSEPH F. GORDON**  
 330-805-7627  
 joegordon@kikocompany.com



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