



Explore Your Options

# AUCTION

LEADING THE INDUSTRY SINCE 1945

Friday – November 9, 2018 – 11:00 AM  
Real Estate Sells At 12:00 PM

## 50-Acre Hideaway Farm

FREE GAS – CENTURY HOME PLUS IN-LAW RANCH HOME

Barns – Lake Sites – Mineral Rights – Adaptable To Any Livestock

To Be Sold In 2 Parcels – Nimishillen Twp. – Stark Co. – Louisville Schools

Also Selling: Lifetime Accumulation Of Antiques – Furniture

Dump Truck – Mowers – Tools

Owners are downsizing. Absolute auction, all sells to the highest bidders on location:

**6001 Shilling Ave. NE, Louisville, OH 44641**

Directions: Take US RT 63 east of Canton or west of Alliance to the SR 44 exit. Go north on 44 to Easton St. and then east to Shilling and south to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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**PARCEL #1:** Parcel #10000067 features approx. 41.04-acre farm. Sits back long driveway. Beautiful setting. Original 1872 brick farmhouse, nicely updated. Main floor has country kitchen w/ fireplace, sitting room, living room, enclosed porch & room for bath (plumbing there). Second story has 3 bedrooms and a full bath. Basement with full oil furnace & elec. furnace (free gas line run from well), breaker electric, (2) water wells & septic (new '09). Also, a nice ranch in-law home built in 1985 having a great room, applianced maple kitchen, dining room, 1 bedroom, full bath, and a one-car garage. Separate elec. meter. Good original bank barn w/ steel roof & siding adaptable to any livestock, nice loafing shed addition. Also, machinery shed, corn crib, chicken coop, etc. Quiet setting. Some fenced pasture. Balance tillable w/ small stream. Mineral rights & royalties transfer along with free gas. Last 12 mo. royalty income approx. \$2,500.

**PARCEL #2:** Parcel #10000387. Adjoins parcel #1. Approx. 8 acres vacant land. Lays to front of farm. To be sold after parcel #1 and will not be offered as an entirety.

**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.

**DUMP TRUCK – BLAZER – MOWERS – TOOLS:** '85 Ford F-350 dump truck, good condition – '85 Chevy Blazer – Harley golf cart – Wheel Horse, Bolens & Cub Cadet lawn tractors – '83 Honda motorcycle – Kawasaki 650 snow mobile – 1950s truck engine & tranny, 6 cyl. – Bolens cultivator & rototiller – 3 cyl. Kubota lawn tractor – ground driver manure spreader – horse drawn manure spreader – Troy-Bilt horse tiller – old engines – Harley parts – band & table saws – early gas heaters – Rupp scooter frames – early hubcaps – elec. scooters – wood burner – walnut log & wood beams – stacks of lumber – early outboard motors – chainsaws – weed whips – power tools – ext. ladders – industrial air comp. – mailboxes – wooden doors – (2) western saddles & tack – clawfoot bathtub – skid of ceramic tile – cedar boards – wood barn siding – tub surround – metal shelving – clay pigeon thrower – Barnett crossbow – old hay rake – 2 row JD corn planter – loads of bikes – Harley bike – Jacobsen lawn tractor – live traps – telephone poles – firewood – gas cart iron stoves – (2) 3-wheel bikes – drainage pipe & metal pipe – snow fence – bulletproof glass



**FURNITURE – ANTIQUES:** Dining table, 6 chairs & buffet – early breakfast china cupboard – hickory rocking chairs – washer – elec. dryer – early 5-log table – player piano & rolls – roll top desk – La-Z-Boy recliner & lift chair – sofas – jelly cupboard – kitchen island – DP drum table – sewing machines – floor lamps – early cradle – early wooden apple sorter – wooden barrels – signs – wagon wheels – concrete stable boy & statues – early porcelain



lights – wine jugs – crocks – jugs – dishware – old toys – games – wood dollhouse – wood picket fence – lightning rod – electronics – elec. kids ride-ons – red wagons – lawn furniture – canning jars – baskets – records – bird bath – chiminea – RR & barn lanterns – old adv. cans – wall mount coffee mill – candy vending machine – several LP grills – etc. Anything may turn up! Barns are full!

**TERMS ON CHATELS:** 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.

**AUCTION BY ORDER OF:** Joe & Nancy McGinnis



Auctioneer/Realtor®  
**MATTHEW P. KIKO AARE**  
330-327-9617  
mattkiko@kikocompany.com

