



AUCTION

LEADING THE INDUSTRY SINCE 1945

SATURDAY – NOVEMBER 24, 2018 – 1:30 PM

34+-ACRE ORGANIC FARM

FAIRFIELD TWP. – COLUMBIANA CO. – CRESTVIEW SCHOOLS
TWO-STORY HOME – 30 X 40 HEATED SHOP WITH ATTACHED
20' X 40' GARAGE & 40' X 56' HEATED MACHINERY/SHOP
BUILDING – BANK BARN – FREE GAS – NEW SEPTIC SYSTEM

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

4445 ST. RT. 164, LEETONIA, OH 44431

Directions: Take Rt. 164 north of Lisbon or south of Columbiana to address. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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KIKO AUCTIONEERS

2722 Fulton Dr. NW, Canton, OH 44718

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Saturday – November 24, 2018 – 1:30 PM

34+-ACRE ORGANIC FARM

Fairfield Twp. – Columbiana Co. – Crestview Schools - Two-Story Home – 30 X 40 Heated Shop With Attached 20' X 40' Garage & 40' X 56' Heated Machinery/Shop Building – Bank Barn – Free Gas – New Septic System



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Real Estate: Solid two-story home with large appliances country eat-in kitchen, large pantry, main-level full bath, enclosed rear porch, large living room with wood-burning fireplace, built-in bookshelves, three second-level bedrooms. Full concrete block basement with gas boiler, laundry area, hot water tank 4 yrs. Old, outside entrance. Outbuildings: 30' X 40' heated shop with restroom and attic, concrete floor, oil heat with attached 20' X 40' heated shop with OH door plus attached 40' X 56' machinery shed/shop building with heat and horizontal air compressor, 14' X 14' OH door, all sections have electric and concrete floors. Large bank barn. Free gas. New septic system this year. Approx. 20 acres tillable balance wooded. Divided as follows:

Parcel #1 – 5.1 acres with all the buildings with new septic system & free gas

Parcel #2 – 6.9 acres – mostly all open land

Parcel #3 – 16 acre hideaway – 1/2 open balance wooded

Parcel #4 – 6.2 acres – mostly open land.

Note: Gas & oil mineral rights do not transfer. Parcels offered separate and together selling the way it brings the most.

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.



Auctioneer/Realtor®

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Auction By Order Of:
Willow Springs Properties LLC



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