



AUCTION

LEADING THE INDUSTRY SINCE 1945

Wednesday – September 18, 2019 – 5:30 PM
Real Estate Sells First

Open House: Monday, Sept. 16th from 5:00-6:30 PM

EXCITING OPPORTUNITY!

9-Acre Hobby Farm

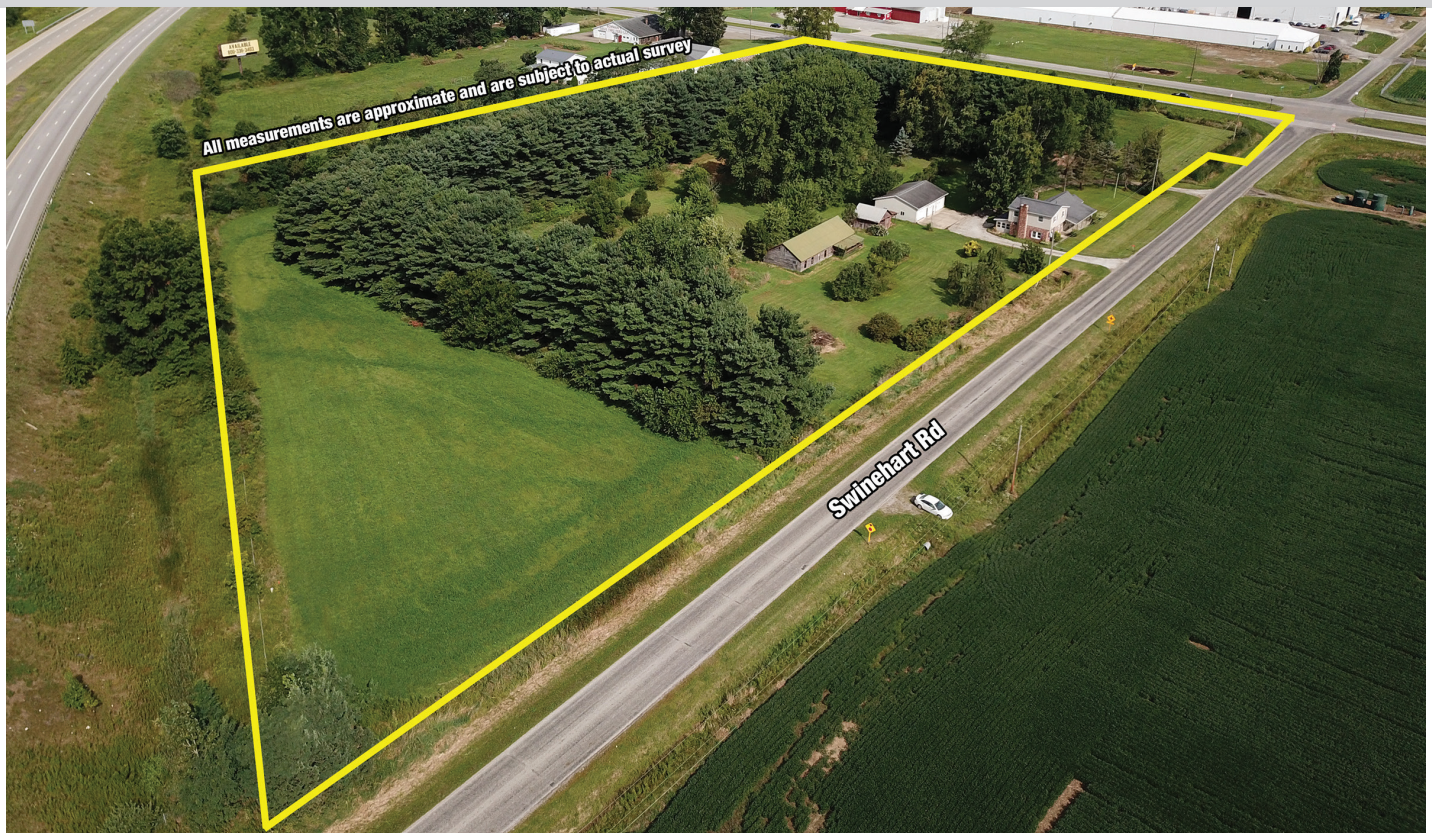
Corner Parcel – 4-BR Farm Home

40 x 30 Pole Bldg. – Horse/Cattle Barn – East Union Twp. – Wayne Co.
Southeast LSD – Also Selling: Steiner Mower – Kubota W/Loader

Seller is downsizing, absolute auction, all sells to the highest bidders on location:

129 S. Swinehart Rd., Orrville, OH 44667

Directions: From CR-44/Apple Creek Rd. and Lincoln Way E., head east on Lincoln Way for 2.1 miles to Swinehart Rd. Or from US-30 W take the Carr Rd. exit and turn right, then turn left on Old Lincoln Way E for 1 mile to Swinehart Rd. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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REAL ESTATE: 9-acre hobby farm with frontage on Lincoln Way and Swinehart Rd. 4-BR farm home with 2,784 SF living space. Main floor has kitchen, dining area, living room, main floor bedroom, laundry, mud-room and screened-in porch. Second story with 3 bedrooms, full bathroom and attic storage. Ready for remodeling and re-decorating! 40 x 30 pole building with (3) OH doors, 60 x 26 horse/cattle barn, and storage shed. Secluded backyard with large pine trees. Excellent location! Adaptable to a multitude of uses! Southeast School District. Half year taxes are \$1,771. Wayne Co Tax ID #27-01651.000.



OPEN HOUSE: Monday, Sept. 16th from 5:00-6:30 PM. Home will also be open for viewing 2 hours prior to bidding auction day.

NOTE: Bank financing available to qualified bidder. Call Peter Kiko Sr. for terms on using your present home to buy at this auction.

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. Property to be sold as an Entirety and not to be offered in separate parcels.

CHATTELS: Steiner Model 420 mower, 1,550 hrs., B5053, w/ Onan P022OG engine, S/N: SN5782UIGRA78200 – Kubota L185DT w/ Kubota loader, 1,200 hrs., S/N: L185DT-50291 – Trac-Vac lawn & leaf vacuum – assorted lumber – anything could turn up!

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. Multi Par auction process may be used.

AUCTION BY ORDER OF: Twila M. Gray, Trustee



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