



AUCTION

LEADING THE INDUSTRY SINCE 1945

TUESDAY – AUGUST 20, 2019 – 4:30 PM
REAL ESTATE SELLS AT 5:30 PM

Junkins Auction - 47-Acre Farm

1,500 Sq. Ft. Ranch Home Built In 2006 – 32 X 64 Horse Barn
With 8 Stalls/Tack Room – Run-In Sheds – Approx. 90% Open
With Hayfield/Pasture/Paddocks – Also Mobile Home – Offered
In Parcels & As A Unit – Gas & Oil Rights Transfer

Also Selling: Brush Hog – Manure Spreader – Furniture – Misc.

Guardianship auction. Sells on location:

38451 LAUGHLIN RD., LISBON, OH 44432

Directions: Take SR 164 south of Lisbon or north of SR 39 to Laughlin Rd. and east 2 miles to auction – or – Laughlin Rd. .5 mile west of Steubenville Pike Rd. Watch for KIKO signs.



Real Estate: 47-acre farm with one-owner, 1,500 sq. ft. ranch home. Built in 2006 – features eat-in applianced kitchen/dining area open to large living room, laminate floors, hardwood cabinets, mudroom entry with coat closet, full bath and laundry/utility room, knotty-pine interior, two bedrooms, one master with full bath and double closets with access to enclosed porch, covered front porch, metal roof, FA electric heat, central air, block/vinyl exterior. 32 X 64 horse barn with 8 stalls, enclosed tack room with open storage area and hay storage, center ally with rubber mats, metal roof, water and electric. 14 X 20 and 12 X 16 storage sheds. Wire and wood fenced pastures and paddocks, several run-in sheds, picnic area in back with covered deck and storage shed. Drilled well in 2006 and septic system. Good 16 X 80 house trailer, FA electric heat, vinyl sided, shingle roof. Separate electric meter and septic system. Shared well. Land is hayfield, pasture and wooded in back.



Parcel #1 – 20 acres with improvements mentioned above. Pasture/hayfield, wooded in back

Parcel #2 – 18 acres vacant land, 90% open

Parcel #3 – 9 acres vacant land, open with some woods in rear

Note: Gas and oil rights transfer. Call for private showing.



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 offered as a Multi Par auction and sold whichever way it brings the most.

Information is believed to be accurate but not guaranteed.



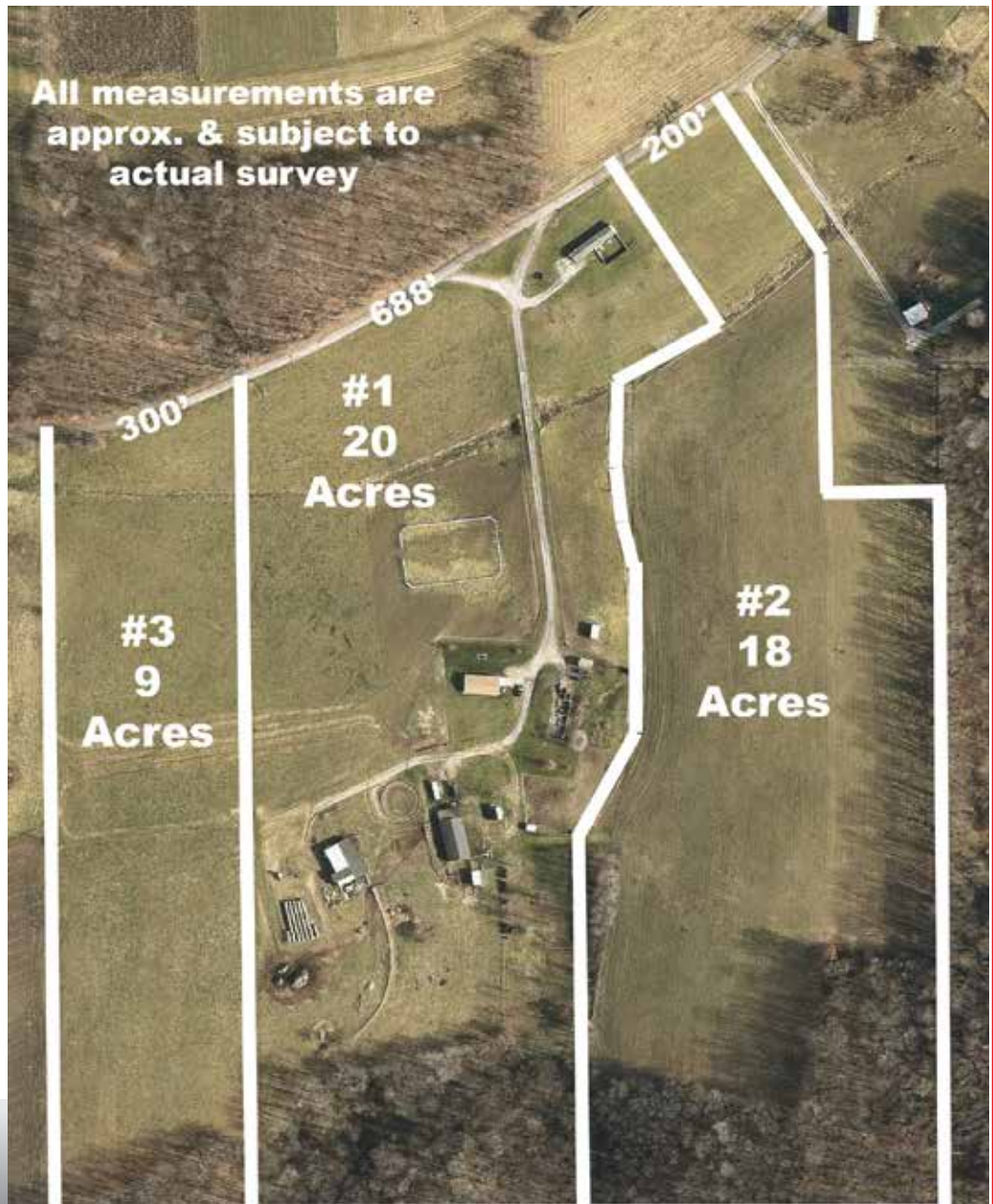
330.455.9357 • kikoauctions.com



Personal Property Sold Absolute On Location: Brush Hog – Manure Spreader – Truck – Hay – Tools – Etc.: Woods BB84 3 pt. brush hog – NH 520 manure spreader – Ford 2000 F-150 XLT 4WD, V-8, 206K miles, needs work – Husqvarna rototiller – Lincoln 225 welder – Kero heater – platform scales – set of 4 18 X 9 stock Ford rims for F-350 – horse tack – saddles – bits – bridles – Husqvarna lawn tractor needs work – Approx. 50+ small sq. bales 1st crop from 2018 – 20 round bales stored outside 2 years old – heavy-duty shelving – 5 round bale rings – Q-tach spear – 15-panel round pen with door

Furniture – Household: Matching sofa – loveseat – chair, all reclining – oak kitchen table with 4 chairs – dozen sets S & P shakers – misc. figurines – cowboy and horse prints – mat. oak coffee table and end tables – DVD and VHS tapes – Mission oak dresser with mirror – Mission oak highboy – wood barrel – two high-top tables – mini refrig.

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. Multi Par auction process may be used.



Auctioneer/Realtor®
RUDY W. KIKO
 330.540.2416
 rudykiko@kikocompany.com



330.455.9357 • kikoauctions.com

