



AUCTION

LEADING THE INDUSTRY SINCE 1945

SATURDAY – AUGUST 17, 2019 – 10:00 AM
REAL ESTATE SELLS AT 10:30 AM

41.8-Acre Farm Offered In Parcels

PALMYRA TWP. – PORTAGE CO. – SOUTHEAST LSD
NICE AREA - FREE GAS & ROYALTIES

Tractor – Autos – Tools – Etc.

Owner relocated. Absolute auction, all sells to the highest bidders on location:

9727 WILLIAMS RD., DIAMOND, OH 44412

Directions: Take SR 225 south of I-76 or north of Deerfield, OH to Williams Rd. and east. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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41.8 acres total. Good vinyl-sided century home w/ 4 BR, HW floors, country kitchen, LR, bath, office, wraparound porch, recent new roof & shingles, plus mostly replacement windows, FA gas, central air, and appliances. 2-car tile detached garage, older bank barn that needs restored, chicken house, and small sheds. Land has fields, pastures, 2 ponds, and some woods. Gently rolling. You'll like this one. Offered in parcels and as unit, selling whichever way brings the most.

Parcel 1 - 5 acres w/ all buildings mentioned above plus free gas. 331' of frontage.

Parcel 2 - Approx. 17 acres vacant land. Field & woods. Nice. 150' of frontage.

Parcel 3 - 20 acres fields & woods. Nice. 166' of frontage.

Map at site or visit us at www.kikoauctions.com. Any questions on financing call Rusty. Home shown by appointment. Walk land at your leisure.

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.

AUTOS - TRACTOR - EQ. - MISC.: All autos run - '01 Diamond 16' car hauler utility trailer, LN - '08 KIA Sorento LX, 4WD w/ remote start, 162K mi., auto - '96 Geo Tracker, 4WD, auto, 111K mi., soft top - '74 MGA Midget, Rally Sport Edition, soft top, 4 sp., 40K mi., runs - AC "B" WF gas tractor, good - M. Moline gas tractor, model 165A, ser. #10300773, WF, 3pt, show 2,541 hrs., clean - Cub Cadet 50" zero-turn 22HP mower - Woods 3pt 5' brush hog - 3pt post-hole digger w/ 2 augers - 3pt blade - 4' pull-type brush mower - Yardmaster 17.5HP, 46" deck mower - Tiller - Generac 10HP 6250 port. generator - 2200 PSI power washer - 12V winch - Elec. power snake - Floor hoist - 32" new screen door - 220V port. air compressor - Power mower - Reel mower - Furniture dolly - Screw jack - E-Z-Go 4-wheel gas golf cart - Few older pcs. farm eq. - Baler - Mower - Trunk - Misc. furniture - Glassware & collectibles - Bicycles - 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. Multi Par auction process may be used.

AUCTION BY ORDER OF: Ben & Paula Neff



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