



# AUCTION

LEADING THE INDUSTRY SINCE 1945

**SATURDAY – JANUARY 4, 2020 – 11:00 AM**  
**REAL ESTATE SELLS AT 11:30 AM**

## 20+/- Acre Mini Farm

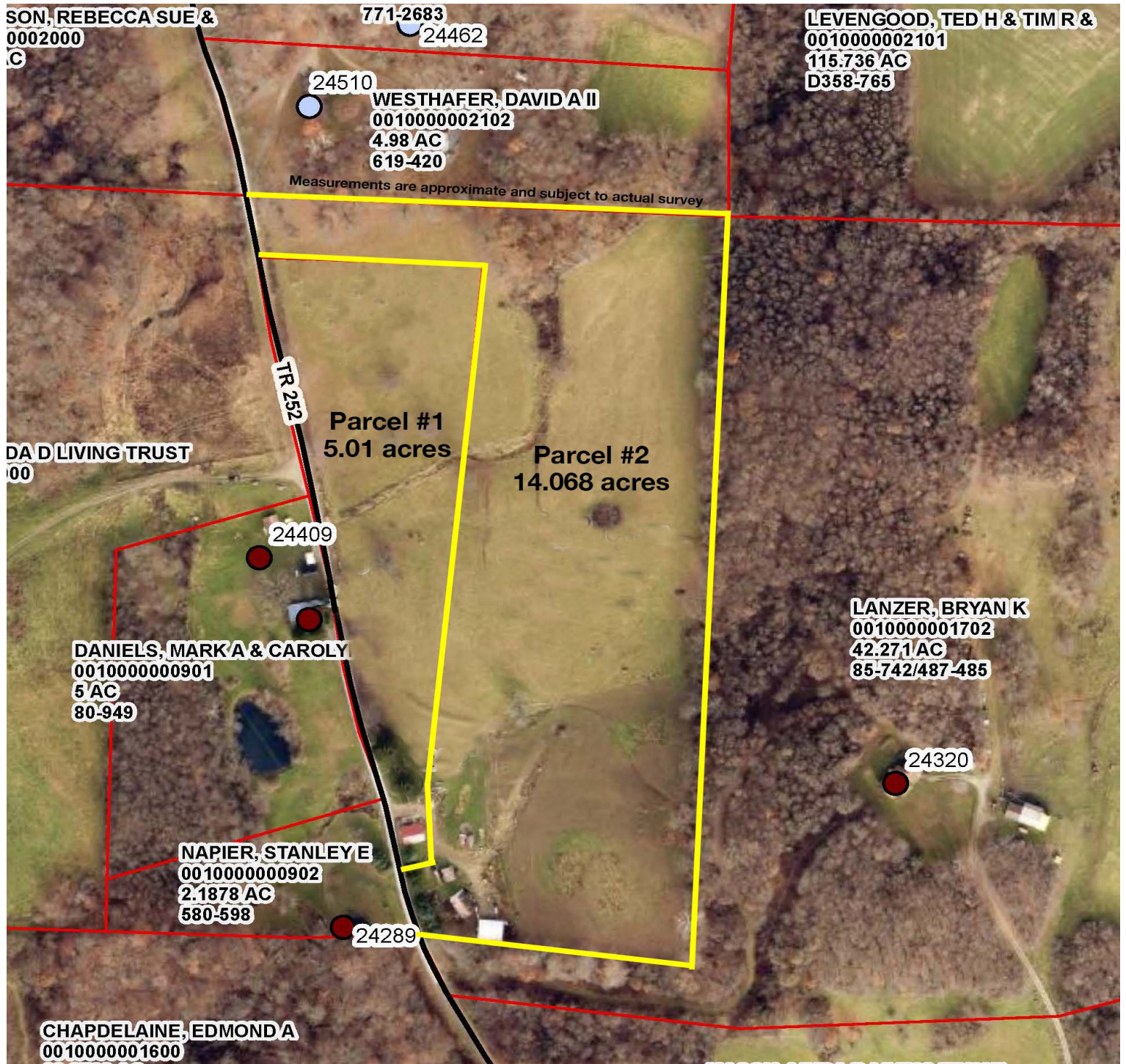
WITH LOADS OF ROAD FRONTAGE

Home – Barn – Outbuildings - Offered In 2 Parcels  
Also Selling: Farm Equipment – Tools – Trailers – Misc.

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

**24328 TWP. RD. 252B, NEWCOMERSTOWN, OH 43832**

Directions: From SR 36 west of Newcomerstown take Twp. 104 north to Twp. Rd. 252B and auction OR from Bakersville take CR 751 south to Twp. Rd. 252B and auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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**PARCEL #1:** Updated 2-bedroom farmhouse w/ 200-amp electric, outdoor wood burner w/ electric furnace backup, and full basement w/ walkout. New metal roof on main part of the house 6 months ago, and bath and laundry area approx. 5 years ago. 24'x36' detached garage w/ 2 overhead doors, concrete floor, finished walls and ceiling, w/ new metal roof, and wood stove. All on 5.01 acres.

**PARCEL #2:** Features approx. 14+ acres w/ bank barn, 32'x40' shop building w/ 220 electric, 2 overhead doors, LED lighting, steel walls & ceiling and heat, and older outbuildings. Mostly open fenced pasture on 14.068 acres. Current taxes are \$437.76 per half year.

**NOTE:** Parcels will be offered separately then together, selling whichever way brings the most. Stop by and get a map from the flyer box or visit [www.kikoauctions.com](http://www.kikoauctions.com).

**TERMS ON REAL ESTATE:** 15% 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.

**ALSO SELLING:** MF 250 diesel w/ MF 230 loader, bucket, pallet fork attachment, & bale spear – Ford 5' 3pt brush hog – Tiger Power PTO 20 port. generator, 20KWVW – Pioneer Forecart w/ buddy seat – Small ground driver manure spreader – JD 310 tractor/loader/backhoe w/ 24", 30" and 16" buckets (sold choice) – 3pt cone spreader – Jacobson tractor – 16' tri-axle equip. trailer w/ 3' beavertail, needs new floor – JAEGER 75 air compressor on trailer – 1992 Valley gooseneck horse trailer, 20' w/ divide – 10' homemade trailer – Portable storage shed on skids – 350-gal. fuel tank w/ 12V pump – Steiner 425 diesel 4x4 w/ 72" deck, needs new hydraulic pump – Bridgeport end mill w/ 42" table, 220 – 5' lathe w/ 18" swing – Misc. tooling – Bosch table saw w/ stand – Scaffolding 4'x4' welding table – Steam pressure washer w/ Honda engine – Craftsman metal lathe – Floor-model drill press – Shop press – 5HP 2-stage NAPA air compressor, 220 – Parts washer – Foley universal sharpener – Homemade forge – Sandstone – Misc. culvert & drain pipe – Woven wire fence – Fence posts – Assorted 2x10, 2x12, & 2x6 lumber – Usual kitchen items – Kitchen tables, stands, cabinets, and more!

**TERMS ON CHATTELS:** 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:** John E. Gravius



Auctioneer/Realtor®  
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