



AUCTION

LEADING THE INDUSTRY SINCE 1945

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THURSDAY – OCTOBER 1, 2020 – 6:00 PM

26.7 Acre Farm

**TWO HOMES – SHOP – MODERN CATTLE BARN – BANK BARN
– SOLD IN TWO PARCELS – CRAWFORD CO. PA – WAYNE TWP. –
CRAWFORD CENTRAL SCHOOLS**

Absolute auction, owners purchased other property, all sells to the highest bidders on location:

8047 DEVILLARS RD., COCHRANTON, PA 16314

Directions: From Cochranton, take Pettis Rd. north of Franklin Pike Rd. approx. 3 miles to Lippert Rd. and right approx. 2 miles to DeVillars Rd. and auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed. KIKO Auctioneers

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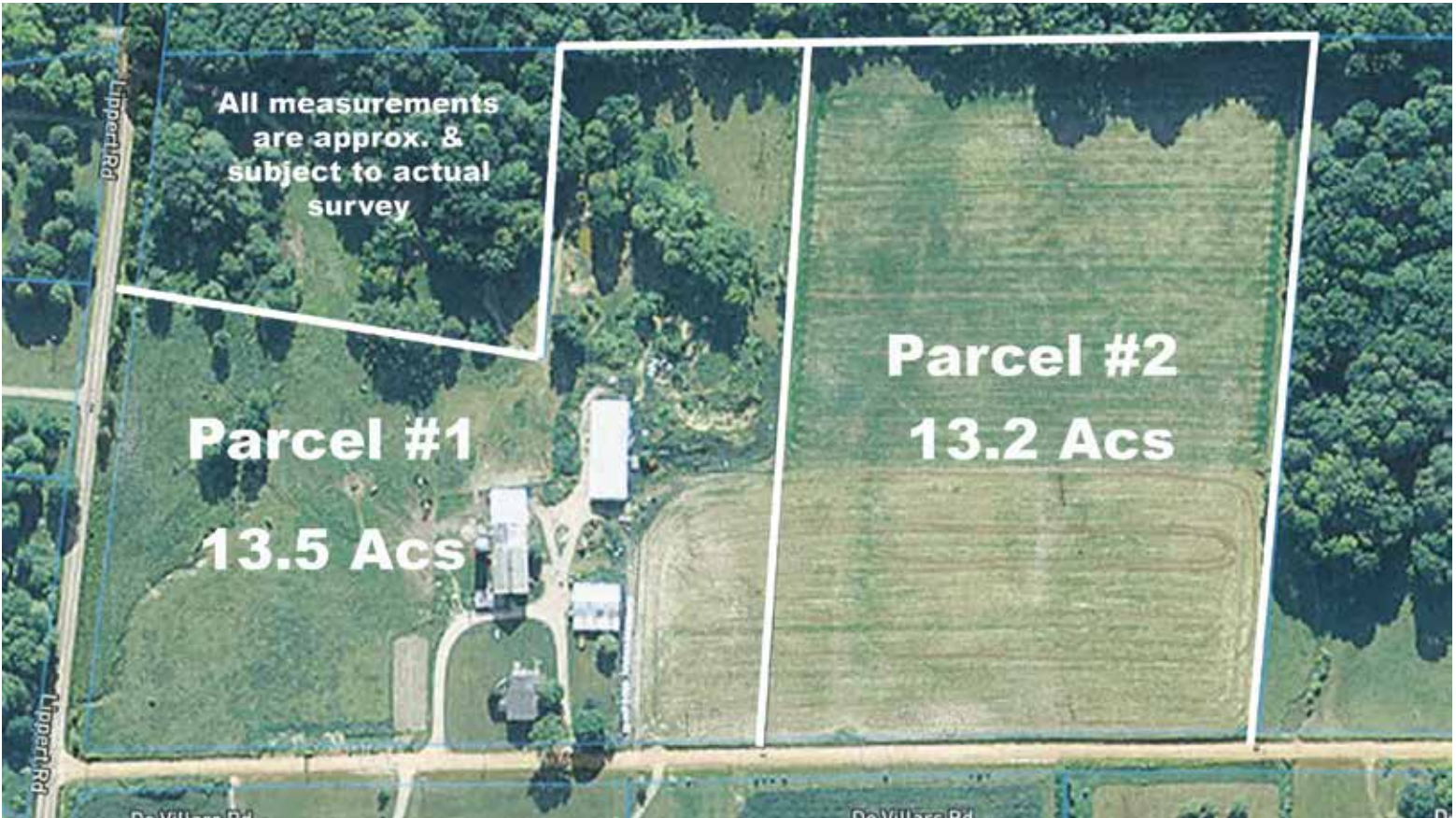




Real Estate: Auction #1 – Two-story home built in 2008 with mudroom, large kitchen/dining room, living room, full bath, sewing/office room, main-level bedroom/bonus room all on the main level. Four bedrooms and full bath up. Also walk-in closet/storage room. Block basement with WB heat, original section with walk-out, propane hot water and lighting. Covered porch on both sides, rear deck off kitchen, vinyl siding and shingle roof. Drilled well and septic system. Second ranch home built in 2015 on slab with open kitchen/living area, two bedrooms, full bath and mudroom. Single-car attached garage, vinyl siding, metal roof, water from main house, modern sand mound septic. Propane heat. Note: Both homes are wired for electric. Approx. 40 X 90 bank barn with 40 loop-tie stalls, water cups, gutter cleaner, 40 X 40 shed addition, milk house, two 14 X 50 silos, 40 X 72 built in 2008 modern heifer barn with scrape alley and sloped pack divided into 6 runs all with headlocks, automatic waters, drive by feed, 40 X 48 addition for hay/bedding storage, 40 X 40 machinery shed/shop with 40 X 16 lean-to, concrete floor, metal roof and siding. 13.5 acres on corner of DeVillars and Lippert Rd.

Auction #2 - 13.2 acres of vacant farmland on DeVillars Rd. Lays nice.
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. 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.

Auction By Order Of: James & Martha Miller



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