



# AUCTION

*LEADING THE INDUSTRY SINCE 1945*

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**TUESDAY – NOVEMBER 10, 2020 – 11:45 AM**  
**REAL ESTATE SELLS AT 12:30 PM**

## **Beadnell Family Auction**

### **LARGE FARMHOUSE & 2 RENTAL HOMES**

Plus Brick 30'x50' Workshop & Buildings - 8.15 Acres

West Twp. – Columbiana Co., OH – Minerva LSD

Online Bidding Available On The Real Estate

Also Selling: Farmall H – Riding Mowers – Tools – Furnishings

Absolute auction, all sells to the highest bidders. Location:

**10064 BAYARD RD., MINERVA, OH 44657**

Directions: From Minerva, OH take US RT 30 east to Bayard Rd. then north to address OR take SR 172 east of SR 183 to Bayard Rd. then south to address. Watch for KIKO signs.



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

**800-533-5456 | kikoauctions.com**





Real estate features 8.15 acres land with nice road setting, mostly open, and long driveway. 2 rental properties out front (mobile home w/ garage and a small 1-bedroom home w/ garage. Both homes have been vacant for 7 years). Main farmhouse has 4 bedrooms and half bath upstairs. Main level has an oak kitchen, stack washer/dryer, stove and refrigerator, formal dining room, large living room, enclosed front porch, and full bath. Nice oak woodwork. Updated windows. Full glazed-tile basement with half bath plus separate glazed-tile shower. Natural gas FA furnace. Laundry with washer & dryer. Home has vinyl siding and brick exterior. Outbuildings include early 3-bay storage barn with brick exterior and overhead doors. Also, nice approx. 30'x50' all brick workshop, concrete floor, (2) 10' wide x 9' high overhead doors, and rear lean-to equip. storage. Taxes are \$910.17 per half year Homestead. Property has blacktop circle drive around back. Nice quiet setting. This home has been well cared for. Better take a look! Family owned for 4 generations. Call George Kiko for help with financing.

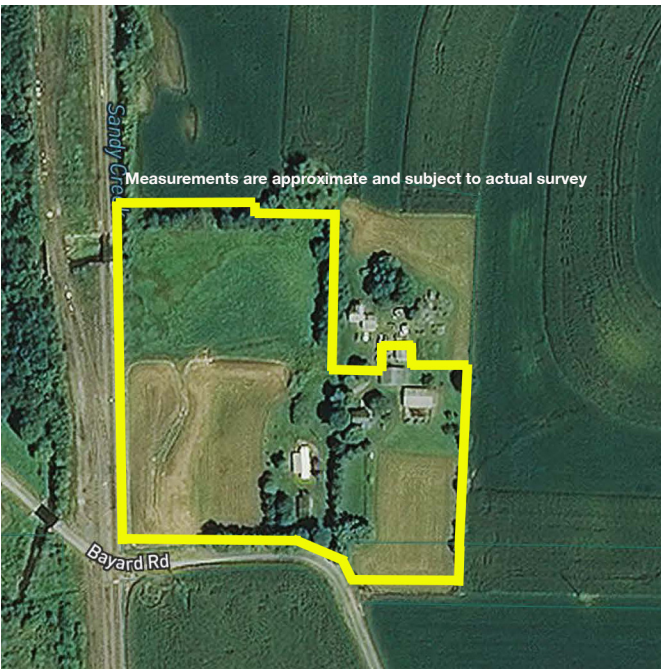
**TERMS ON REAL ESTATE:** 10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed. Property to be sold as an entirety and not to be offered in separate parcels.

**TRACTORS – EQUIP.:** Farmall H experimental tractor, ser. #276340XP – 5' trail mower – NI trail sickle mower – Cub Cadet Special 582 riding mower – Sears ST10 mower – Yard Machine/MTD 17.5HP mower – Rear-tine rototiller – Garden wagon – 2 grass/leaf sweepers - Air comp. – Feed cart – Etc.

**FURNISHINGS – TOOLS:** 2 early bicycles – Insulator collection – Ext. ladder – Alum. ramps – Sockets – Wrenches – RR jacks – Small toolboxes – Elec. tools – Early SS cream cans – Bookcase – Books – Ice cream maker – Glass baskets – Live traps – Galv. tub – 2 Dale Gallon prints – Flat-screen TV – Etc.

**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 when paid sale day. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

**AUCTION BY ORDER OF:** Robert Beadnell and Lorna Waugh, Owners



Auctioneer/Realtor®  
**GEORGE P. KIKO**  
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