



AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

SATURDAY – OCTOBER 3, 2020 – 10:30 AM
Real Estate Sells First Followed By Equipment

“Fejedelem Trust”

AUCTION OPPORTUNITY PRESENTS BEAUTIFUL 101.6-ACRE FARM - SOLD IN 6 PARCELS – RANGING FROM 5+ ACRES TO OVER 27 ACRES EACH – MANTUA TWP. – PORTAGE CO. – FRONTAGE ON WINCHELL & CRACKEL ROADS – 30 ACRES WOODED BALANCE TILLABLE – MINERAL RIGHTS TRANSFER

Also Selling: Ford Tractors – Backhoe – Equipment – Tools

Absolute auction, selling for the family of the late Eugene “Jack” J. & Doris M. Fejedelem, all sells to the highest bidder(s) on location:

2905 WINCHELL RD., AURORA, OH 44202

Directions: Take Rt. 82 west of Rt. 44 or east of Rt. 306 in Aurora to Chamberlain Rd. and north to Winchell Rd. and west to farm. Watch for KIKO signs.



House on Parcel #1



Building on Parcel #2

Family owned 67 years, lays gently rolling and fronts on Winchell Rd. plus Crackel Rd. in the rear. Sold in parcels only. Vacant land bid by the acre, choice. Home with garage and shop on 5 acres sold one sum money. Improvements include 1.5 story home, 1637 sq. ft., new roofing 2018. Covered front and back porches, enclosed washroom, eat-in birch kitchen with appliances and built-in china cabinet. Front family/dining room and living room. Main-floor bedroom, full bath and stack laundry. Two or three bedrooms up. Full basement, FA heat, central air, 100-amp breaker electric, well and septic. 30 X 60 garage shop with block foundation, insulated shop bay with 10' overhead door, concrete, electric, and drains. 40 X 80 metal sided pole building with concrete and 220V electric. **Divided as follows:**

Parcel #1 – 5.01 acres with home and 30 X 60 garage mentioned above. Approx. 280' frontage.

Parcel #2 – Adjoining 24.7 acres with 40 X 80 metal sided pole building – nearly all tillable. Gently rolling. Approx. 285' frontage.

Parcel #3 – Adjoining 28.1 acres with 200' frontage - nearly all tillable. Gently rolling.

Note: #4, #5 & #6 all front on Crackel Rd. in rear.

Parcel #4 – 18.2 acres – mostly wooded with oil well drive. Approx. 566' frontage.

Parcel #5 – 20.2 acres – mostly wooded – both with timber and loaded with wildlife – gently rolling. Approx. 561' frontage.

Parcel #6 – 5.3 acres – 452' frontage – open and wooded. Lots of nature.

You'll love this farm. Great location. Mineral rights transfer. Walk land at your leisure, buildings by appointment or open house preview, Fri., Oct. 2, 1:00-5:00 PM

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

800-533-5456 | kikoauctions.com





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 Separate Parcels and not to be offered as an Entirety.

Ford Tractor - Backhoe - Mower: '77 Ford 7700 one owner, 18.4X38, wts, 540/1000 RPM, 2 remotes, 7000 hrs, good - '74 Ford 4500 tractor loader backhoe, extra bucket, 4800 hrs, diesel, good - Ford 2110 gas utility tractor, p. steering, 3 pt., 1482 hrs, Hi-Lo, very good - (9) 70 lb. suitcase weights - Woods 3 pt. RM990 7 1/2' finish mower, one owner - Woods 121 10' pull-type brush mower, one owner, very good - Woods 850 3 pt. 8' h. duty rear hyd blade - 3 pt. 8' York rake - 40' Strick semi-trailer for storage - 16' hay wagon flatbed - draw bar mt. PTO seeder - wagon gear - Am. Legion Parade single-axle trailer - '88 12 HP Murray lawn tractor, 38" deck, needs work

Tools - Etc.: Railroad man's toolbox - 10' alum. sheet-metal brake - 4T floor jack - 8' pickup cap - 1/2" & 3/4" socket sets - stack toolbox - port. air comp - 2 single ph. elec. motors 2 & 5 HP - 2 sets balance scales - sand blaster - 2 vises - workbench - 2 3-ph. motors 2HP new - spools phone cable and rope - telephone supplies & equipment - 250,000 BTU space heater - 2 bench grinders - elec. power tools - air and impact tools - (2) 40' alum. ext. ladders - 24' Werner ext. ladder - log chains - 3X5 & 3X8 rolling carts - tractor radio - crocks - misc. furniture - 10' Harmar 350 lb. stairlift - wood burning stove - 2 full tackle boxes - misc. lumber - patio chairs and table - misc. household

TERMS ON CHATELS: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card accepted. 14% 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.



Auctioneer/Realtor®
RUSSELL T. KIKO JR.
 330-495-0923
 rustykiko@kikocompany.com



Realtor®
MELANIE ROYER
 330-831-1446
 melaniel@kikocompany.com

Auction By Order Of:
 Carol F. Corbett, Trustee

800-533-5456 | kikoauctions.com

