

Autos – Polaris Ranger – All One Owner: 2016 Chevy Colorado ext. cab, 4 door, 4WD, tonneau cover, 35,282 miles, clean, Vin #1GCHTBEA561361493 – 2008 Buick LaCrosse 4 door, V-6 engine, power seats, 52,992 miles, Vin #2G4WC582281323367 – Polaris Ranger XP 800 EFI special edition, 4WD, manual dump, 603 hrs, 2500 mi., power winch, 6 ft blade

Tools – Misc.: DR gas chipper/shredder – two live traps – hand tools including wrenches, pipe wrenches, etc. – Stihl gas weed whip – Husqvarna 235 chainsaw – alum ladder – Simplicity gas chipper/shredder – bolt bin cabinets – hardware – dozens of empty buckets/pails – lawn tools – lawn cart – ext. cords – etc.

Safe – Furniture – Collectibles – Household: Champion fireproof combo gun safe – Frigidaire upright freezer – bedroom furniture – two lighted curio cabinets – leather sofa – leather La-Z-Boy recliner – Howard Miller wall clock – DR table with chairs and mat. hutch – set of Franciscan service for 8 dishes – knee-hole desk – reproduction radio – heavy pine DR hutch – two large oriental vases – several pcs of art glass – Sessions mantle clock – Howard Miller anniversary clock – misc. wood carved figurines – drop-front secretary – set of twin beds – large cedar trunk – leather office chair – Empire chest of drawers – graniteware – two flat-top trunks – roll-top desk – card table with chairs – picture frames – and prints – oil lamp

TERMS ON CHATTELS: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card 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: Marcia Farabee Trustee/member of Leaning Acres Ranch LLC



AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

WEDNESDAY – JUNE 2, 2021 – 4:00 PM

REAL ESTATE SELLS AT 5:30 PM

Herb Eglie Auction

109-Acre Farm Offered In Parcels – Two Homes – Modern A-Frame With Secluded Setting – Farmhouse, Barn & Shop – Open & Wooded Vacant Tracts – Hideaways – Free Gas – Mineral Rights Transfer (Selling 13 Acres Of Gas & Oil Rights Only) – Knox Twp. – Columbiana Co. – No Zoning

Also Selling: 2016 Chevy Colorado – 2008 Buick LaCrosse – Polaris Ranger XP800 – Tools – Household – Furniture – Misc.
Real Estate & Contents Sell Live Onsite

ABSOLUTE AUCTION, All sells to highest bidder(s) on location:

24699 SR 172, MINERVA, OH 44657

Directions: Take SR 172 east of SR 183 approx. 2 miles to auction. Watch for KIKO signs.



Auctioneer/Realtor®
RUDY W. KIKO
330-540-2416
rudykiko@kikocompany.com

800-533-5456 | kikoauctions.com



800-533-5456 | kikoauctions.com



All measurements are approx. & subject to actual survey.



Real Estate: Auction #1: 24699 SR 172, Minerva, OH – Secluded 28.2 acres features 1,700+ sq. ft. A-Frame home built in 1989 with foyer entry, eat-in applianced kitchen, living room with high cathedral beam ceiling, Briar stone mantle and fireplace with wood burner insert, two sets of doors leading out to composite wrap-around deck, spiral staircase leading up to open loft area/office. Main level master with private deck out back side of home and large double closets, main level shower bath, tile and laminate flooring throughout the main level. Two bedrooms and full bath upstairs. Two-car attached garage with water and drains with mudroom entry and main level laundry. Full finished basement with brick mantle and fireplace with wood burner insert. Extra bedroom and full bathroom. Also utility room, FA gas heat and central air, free gas off of the well, gas Generac back-up generator, shingle roof and wood/Briar stone exterior, well and septic. 22 X 32 pole building insulated with gas wall heater, overhead door and concrete. Beautiful, enclosed gazebo with walk-out deck overlooking wooded hillside. Approx. 1000 ft. long concrete driveway, concrete walkways, flower gardens, shade trees, pine groves, etc. Wooded and open field in back. Call to check this one out! Shown by appointment.

Parcel #1A: 11.5 acres with home and improvements mentioned above. Mostly wooded.

Parcel #1B: 16.7 acres – small, wooded area in front, approx. 90% open tillable, existing drive off of Rt. 172. Beautiful hilltop view.

Note: #1A & #1B will be offered separate and together and will sell whichever way it brings the most. If they sell separate an easement will be created for #1A for access. See map.

Auction #2: 8161 Knox School Rd., Minerva, OH – 80.9 acres with 1,500-sq.-ft century farmhouse with kitchen, three bedrooms, full bath, living room, unfinished basement, vinyl siding, slate roof, FA gas heat, free gas, well and septic. 24 X 26 two-car detached garage with vinyl siding and shingle roof. 48 X 64 shop with concrete floors and drains, (3) 12 X 12 overhead doors, one bay enclosed and insulated with gas heat, 220 electric, metal siding and roof. Large bank barn with metal roof and siding, open shed and older stall area underneath, attached milk house. Approx. 14 X 32 shed/chicken coop. Approx. 1/2 tillable farmland with high elevation balance trees, pasture with pond and ravine. Over 2,100 ft of road frontage on Knox School Rd. Home shown by appointment only.

Parcel #2A: 13.5 acres with home and buildings mentioned above, open area in front and pasture with trees and ravine in back.

Parcel #2B: 8.9 acres, approx. 1/2 open in front with 275' frontage.

Parcel #2C: 9.7 acres, approx. 1/2 open in front with 275' frontage

Parcel #2D: 5.6 acres, 375' frontage open with small, wooded area in back corner

Parcel #2E: 5.6 acres, 375' frontage, all open

Parcel #2F: 5.6 acres, 375' frontage, all open

2B through 2F all have gorgeous hilltop views.

Parcel #2G: 32-acre hideaway, 1/2 open and 1/2 wooded ravine/pasture, pond and older livestock building.

Note: 2A,B,C,D,E,F,&G will be offered separate and together and will sell whichever way brings the most. All land-owner's mineral rights transfer on all Auction #1 and Auction #2 parcels.

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 offered as a Multi Par auction and sold whichever way it brings the most.

Auction #3: 13 Acres Gas & Oil Mineral Rights

Columbiana Co. – Knox Twp. – mineral only parcel #79-02587.000, #79-02588.000, #79-02454.000, & #79-02386.000 all selling together with existing lease.

