



AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

SATURDAY – DECEMBER 18, 2021 – 11:00 AM

32.41 ACRES SECLUDED FIXER-UPPER MINI FARM WITH 2,700 SQ. FT. THREE-BEDROOM THREE-BATH HOME – LARGE POLE BARN – PASTURE – FARMLAND & WOODS – SMITH TWP. – MAHONING CO. – NO ZONING

Also Selling: Misc.

For health reasons, absolute auction, all sells to the highest bidder on location:

**18394 HARRISBURG WESTVILLE RD. (RT. 62),
BELOIT, OH 44609**

Directions: Take US Rt. 62 east of Alliance or just west of Westville Lake Rd. across from Heritage Co-Op to drive and north.

Watch for KIKO signs.



32.41 acres – hideaway – approx. 23 acres tillable balance woods, pasture, lots of wildlife. Improvements include good solid century two-story home on concrete block foundation, vinyl siding, shingle roof, wrap-around porch, two-car attached garage – open floor plan with kitchen, dining room, living room with WB fireplace, main-floor bedroom, and bath. Two bedrooms up and additional bath plus 4th bedroom off 2nd stairway. Full basement, modern FA natural gas furnace, well and septic. Note: septic needs replaced. Good solid home needs updated. Nice setting. 68 X 48 pole barn with 30 X 24 addition. Was used for cattle and machinery. Has loft, needs new roof. Mineral rights transfer. Ideal for horse, cattle, etc. Shown by appointment.



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.

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

800-533-5456 | kikoauctions.com





Also Selling: Old JD gator for parts – JD Sabre & other mowers that need work – Tee Nee tilt trailer – chipper shredder - misc. scrap iron – woven wire – misc. household – chest freezer – wicker porch furniture – shelving – Spinet piano – 3 antique chairs

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: Dan & Barbara Walker



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



Realtor®
STEPHANIE KANDEL
 330-705-9880
 skandel@kikocompany.com

800-533-5456 | kikoauctions.com

