



AUCTION

LEADING THE INDUSTRY SINCE 1945

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SATURDAY – SEPTEMBER 17, 2022 – 10:00 AM
REAL ESTATE SELLS 10:30 AM

Marvin & Mary Jo Dye Trust

BEAUTIFUL ONE-OWNER, 1,820 SQ. FT., THREE-BEDROOM, TWO-BATH RANCH HOME WITH OVERSIZED TWO-CAR GARAGE
52 X 32 WORKSHOP – 48 X 24 POLE BARN – SMALL LAKE & WOODS
OFFERED IN TWO PARCELS MULTI PAR

SEPARATE & TOGETHER

PARCEL #1 – 8+ ACRES WITH HOME & OUTBUILDINGS
POND & WOODS

PARCEL #2 – 30+ ACRES NEARLY ALL WOODED WITH TIMBER
30' FRONTAGE ON BANDY RD.

ONLINE BIDDING AVAILABLE ON REAL ESTATE

Retired owners moving to Copeland Oaks. Absolute auction, all sells to the highest bidders on location:

23555 BUCK RD., ALLIANCE, OH 44601

Directions: Take US Rt. 62 just east of Alliance to Perkins Restaurant and south on Knox School Rd. to Buck Rd. and right.

Watch for KIKO signs.



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

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Parcel #1: 8+ acres - nice set back. Vinyl sided, cathedral ceiling, applianced kitchen - dining room and family room combination with oak cabinetry - hickory floors, family room with wood-burning fireplace, main-floor laundry off kitchen with oak cabinets plus rear sunroom - three bedrooms with master walk-in closet, jet tub/shower, and skylight - covered concrete porch - full basement - GEO thermal heat/air - blacktop drive - concrete turnaround - 52 X 32 shop, block foundation, concrete, electric - 48 X 24 open pole barn - stocked pond with aerator - nice garden and fruit trees - woods in rear with mature trees and trails. Recent timber appraisal over \$100,000.

Parcel #2: 30+ acres - nearly all wooded with drive off Bandy Rd. - joins Parcel #1 - nice marketable timber - oak - poplar - maple some veneer quality - etc. Come walk it over. Beautiful trails. Deer & wildlife.

Note: Mineral rights transfer. No active lease. Good gas and oil potential. Shown by appointment only.

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.

One-Owner JD MFWD Tractor - Gator - 2007 Chevy Pickup - Wood Tools - Lumber - Misc. Furniture: 2007 JD 7220 MFWD tractor, full cab, 18.4X38 radials, quick hitch, 1600 hrs, one owner - 2007 JD 3720 C-Hydro., rops, 300 LX loader, MFWD, 3 pt. quick hitch, 845 hrs, one owner, plus 6' 72D mid-mount mower - 2020 JD Gator 4X4 XUV 835R with full air cond. Cab, gas, one owner, 203 hrs - one-owner 2007 Chevy Silverado ext. cab, V-8, auto, bed cover, 2WD, 41,000 miles, excellent - JD MX10 10' 3 pt. brush hog - JD HD #155 10' angle and tilt-back blade, very good - Landpride 15-58 3 pt. rototiller - JD PTO 10 port. generator - Countyline 25-ton Hor./Vert. hyd. log splitter - 3 pt. 2-prong mover - Delta floor-model drill press - Craftsman 36" wood lathe with tools - 12" dovetail machine - Craftsman 10" table saw - Powermatic 208 20" planner - Delta 18" scroll saw - Delta disc & comb. sanders - 25-gal air comp. - 200-amp battery charger - 2800 PSI power washer - pull-behind lawn spreader - Troy-Bilt Pony tiller - cable come-along - vise - asst. power tools - wood wheelbarrow - 4" jointer - Poplar, Maple, & Cherry lumber, rough sawn - sev. stacks - Craftsman toolbox - garden and hand tools - hardware - etc.

Household: Maple slant-top secretary - Blonde oak bedroom suite - Akron Buckeye cast-iron seat - few toy tractors - custom wood crates - benches - etc. - some general household items - rowboat - 12 ga single shot - 22 magnum rifle - wire welder

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: Marvin & Mary Jo Dye



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