



2722 Fulton Dr. NW, Canton, OH 44718
kikoauctions.com

SATURDAY - JULY 23, 2022 - 11:00 AM

158+ ACRE FARM OFFERED IN 2
PARCELS & TOGETHER
OPEN TILLABLE & WOODED
LAND W/ STREAM

TRACTOR - LAWN TRACTORS - GATOR - JD ROTARY MOWER: New Holland TN70 diesel tractor, 4x4, synchro command, with roll bar, 32LC loader w/ bucket, rear wheel weights, approx. 1,120 hrs. - John Deere 6x4 Gator 4WD, approx. 532 hrs. - John Deere X758 Lawn Tractor diesel, 4x4, rear wheel weights, approx. 495 hrs. - John Deere MX10 rotary mower - misc. tools.

ON-SITE TERMS ON CHATELS: 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.

ONLINE TERMS ON CHATELS: Visa, MasterCard & Wire Transfer accepted. Wire Transfer required for purchases of \$2,500 or more. 15% buyer's premium on all sales. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.



Auctioneer/Realtor®
JOSEPH F. GORDON
330-805-7627
joegordon@kikocompany.com

800-533-5456 | kikoauctions.com



AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

SATURDAY - JULY 23, 2022 - 11:00 AM

Mary Lee Vahalik Trust
158+ Acre Farm Offered In 2 Parcels & Together
Open Tillable & Wooded Land W/ Stream
SPRINGFIELD TWP. - EDISON LOCAL SCHOOLS - JEFFERSON COUNTY, OH
Also Selling: Tractor - Lawn Tractor - JD Gator - JD Mower
On-Site & Online Bidding Available

ABSOLUTE AUCTION, All sells to highest bidder(s). Location:
1429 CR 61, Amsterdam, OH 43903

Directions: From RT 43 south of Carrollton and north of Steubenville to Amsterdam, then east on CR 61 to auction. Watch for KIKO signs.



800-533-5456 | kikoauctions.com



REAL ESTATE: Family owned since 1954. Farm will be offered separate and together and sell the way it brings the most. Farm features:

PARCEL #1: Approx. 87 acres rolling land with 1,920 SF 2-story home that features a living room, kitchen w/ dinette and back door access, half bath, family room, full bath, and utility room w/ range and laundry. 4 bedrooms and full bath up. Full divided walkout basement w/ half bath. Front and back porches. Oil FA heat, central air, backup generator, and 200-amp electric. Bank barn 36' x 60' with hay storage above, water and electric, attached 48' x 28' pole building, 60' x 36' Quonset bldg., 27' x 45' open sided storage building, and silo. Approx. 60% open land balance wooded with young timber some harvestable. Taxes are under CAUV use. Approx. 635' frontage.

PARCEL #2: Approx. 74 acres wooded and open rolling land with stream and possible pond site. Approx. 60% wooded with young timber and some harvestable. Approx. 584' frontage.

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 BY ORDER OF: Michael J. Vahalik, Trustee for the Mary Lee Vahalik Revocable Trust

