



AUCTION

LEADING THE INDUSTRY SINCE 1945

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THURSDAY - OCTOBER 20, 2022 - 6:00 PM
REAL ESTATE SELLS FIRST

Attention Land Seekers, Hunters, Nature Lovers & Builders

EXCITING OPPORTUNITY - 16 ACRES VACANT LAND

Ideal Wooded Hideaway - Baughman Twp. - Wayne County - Green LSD

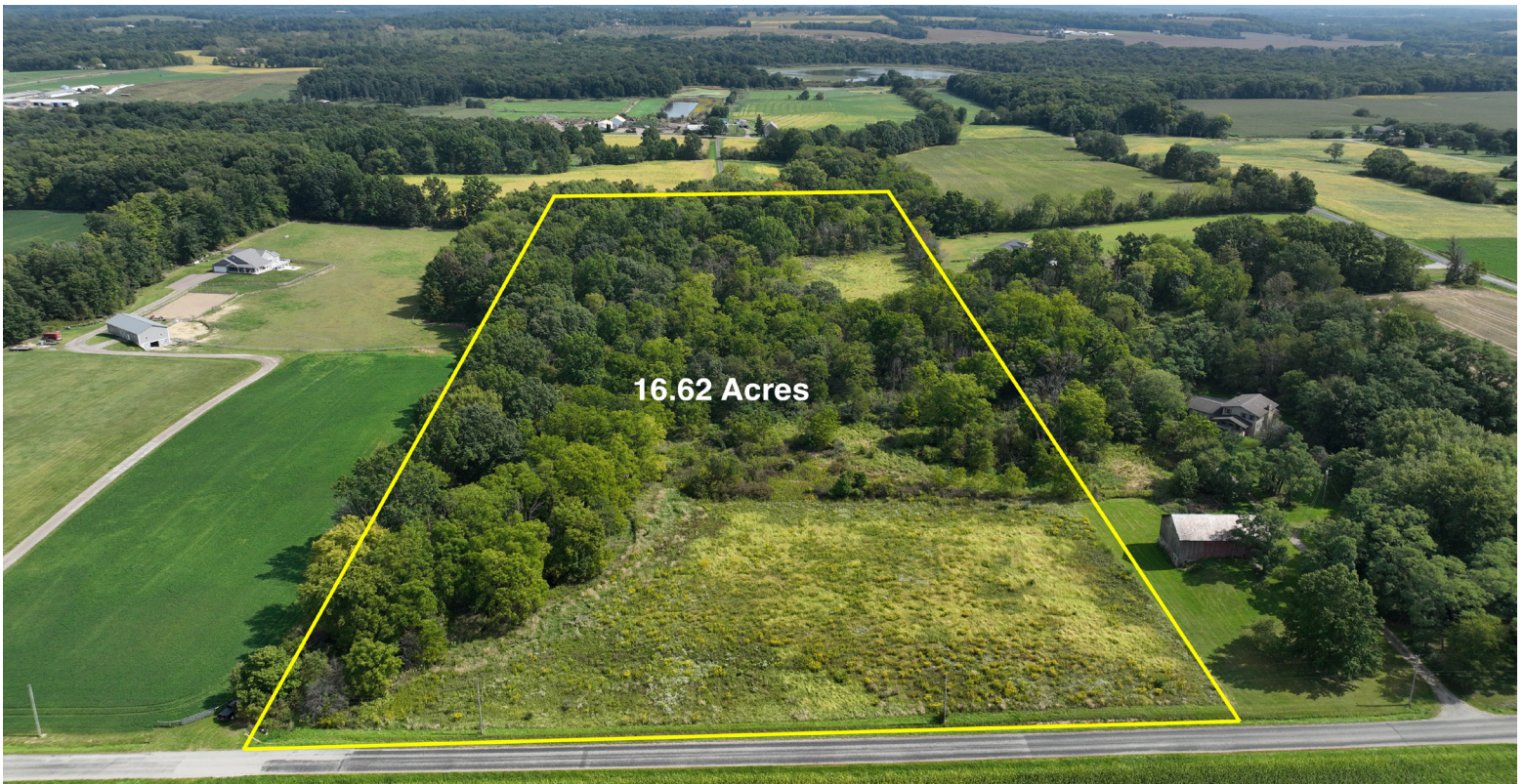
Also Selling: All Like New - RV - UTV - Sawmill - Kubota TLB & More!!

Online Bidding Available

Absolute auction, all sells to the highest bidders on location:

7365 BLACK DIAMOND RD., MARSHALLVILLE, OH 44645

Directions: From SR-21 north of Canal Fulton and south of I-76 take Marshallville Rd. west 3.5 miles to Black Diamond Rd. and north to auction location. Watch for KIKO signs.



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

800-533-5456 | kikoauctions.com



REAL ESTATE: Featuring 16.6 gently rolling acres, majority wooded, front third open hayfield. Approx. 1,100 ft. road frontage. Current half year taxes under CAUV agriculture discount are \$76. Wayne Co. parcel #02-00235.004. If you've been looking for a wooded parcel in the country, here it is! Walk it over at your convenience. Land is a tangible investment you can enjoy! Bank financing available to qualified buyers, call auctioneer for details!

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 an Entirety and not to be offered in separate parcels.

ALSO SELLING: 2017 Forest River Sunseeker 2290S RV, Ford E-450 Chassis w/ V10 6.8l, Automatic, Sleeps 6, Only 14K Miles!, Upgraded Big Foot Self-Leveling Jacks, Power Awning, Slide Out, Onan Gas 4KW Generator, Jensen Nav, Backup camera, TV, Surround Sound System, AC/Heat, Propane Stove, Propane/Electric Fridge, Microwave, Swivel Pilots chairs, Lots of storage room, too many amenities to mention, Always professionally washed and stored in climate-controlled building, as close to new as you can get! - 2018 Wood-Mizer LT 35 Portable Hydraulic Sawmill Simple Set electronic head controls, Kohler 25HP, 32" log diameter, 21' log length, and production up to 500 bf./hr., Extra blades included, Complete hydraulic log handling, Powered saw head up/down & forward/reverse, Debarker, Very Little Use, Built in the USA - Kubota B2601 Tractor Loader Backhoe, 206 hrs., Diesel, Hydrostatic, LA434 Loader w/ Quick Tach Bucket, 4WD, Front Aux Hydr., BH70 Backhoe w/ 12 in. Bucket - 2016 KTM 1290 Super Adventure V-Twin, 9K miles, Electronic Adjustable Suspension, Brembo Brakes, Heated Seats and Grips, Side & Rear Bags, Cruise Control, Aftermarket Exhaust, Sounds Great, Ready To Ride! - 2018 Polaris General 1000, Only 322 Miles!, Cab Heat, Front and Rear Glass Windows, Full Doors w/ Plexi Windows Tilt Bed w/ Rack, Turn Signals, LED Lights, Polaris Bluetooth Soundbar, Winch - 2018 Polaris Sportsman 450 HO, Only 133 miles!, 4x4, EFI, Power Steering, Like New! - 2018 Iron Bull 20' Equipment Trailer, Tandem Axle, 14K GVWR, Ramps, 2 HD Jacks, Good Tires - ALUMA 81112 12' Aluminum Trailer, Single 3K Axle, Alum. Rims, Removable Ramps/Rails - Kubota B2673 Snow Blade, Quick Tach - Land Pride SGC0660 Log Grapple, Quick Tach - Land Pride RTA1250 Tiller, 3pt - Landpride LR 1684 Landscape Rake, 3pt - Mast Quick Tach Pallet Forks - Amish Buggy, 2 Benches, Full Cab, Turn Signals - 6' Drag Harrow.

ON-SITE CHATTEL TERMS: 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 CHATTEL TERMS: Visa, MasterCard & Wire Transfer accepted. Wire Transfer required on purchases of \$2,500 or more. 10% buyer's premium on all sales. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

AUCTION BY ORDER OF: Aaron Butzer



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