



AUCTION

LEADING THE INDUSTRY SINCE 1945

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THURSDAY – SEPTEMBER 14, 2023 – 5:30 PM

Reese POA Auction

CIRCLE R FARMS

5.3-ACRE HOBBY FARM WITH BUNGALOW HOME
OUTBUILDINGS – LIVESTOCK BARN – FENCED PASTURE
MAHONING CO. – JACKSON TWP.

ALL MINERAL RIGHTS TRANSFER WITH PROPERTY
LIVE AUCTION WITH ONLINE BIDDING AVAILABLE

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

2419 S. BAILEY RD., NORTH JACKSON, OH 44451

Directions: Take Bailey Rd. south of I-76 to property or Bailey Rd. north of Palmyra Rd. to property. Watch for KIKO signs.



REAL ESTATE: 5.3-acre hobby farm with bungalow home and outbuildings. Home offers applianced kitchen, living room with vinyl-plank flooring, dining room, full bath on main level. Large family room addition with fireplace with wood burning insert. Side deck off the family room. Nice rear four-seasons room with vinyl deck with Sun Setter awning (2022). Two bedrooms up with second full bath. Block basement with breaker electric, Kinetico water system with RO, updated propane furnace (2019) with central air. Updated shingle roof in 2021. Approx. 24 X 24 two-car garage with rear addition. Approx. 28 X 32 two-car garage with separate electric. 30 X 40 livestock/4-H barn with double loft, "H" feed bunks with 2 sections of headlocks. Approx. 40 X 50 double loft addition with lean-to. High tensile pasture, adaptable to all types of livestock or 4-H projects. Convenient location with loads of opportunity!

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.

Auction By Order Of: Anthony Reese, POA for Jeannette Ann Reese

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

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