



AUCTION

LEADING THE INDUSTRY SINCE 1945

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**WEDNESDAY - NOVEMBER 8, 2023 – 11:00 AM
REAL ESTATE SELLS AT 12:00 PM**

Kochy Auction

FAMILY OWNED FOR YEARS - FORMER FOOTVILLE GENERAL STORE AND MILL - UPDATED CENTURY HOME WITH IN-LAW SUITES - 2.78 ACRES - WORKSHOP AND GARAGES ASHTABULA CO. - TRUMBULL TWP. - GENEVA CSD

2012 Chevy Equinox – 7 X 14 Enclosed Trailer - Simplicity Tractor - Rototiller - Tools Primitives – Furniture

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

6268 STATE ROUTE 166, ROCK CREEK, OH 44084

Directions: Rt. 534 north of Rt. 6 or south of I-90 and west on Rt. 166 to auction. Watch for KIKO signs.



REAL ESTATE: Approximately 2,600 sq. ft. home. Full restoration 40 years ago plus recent updates. Three bedrooms, one and a half bath, large kitchen with oak cabinetry and center island, large 17 X 31 living room with oak built-ins and dining area with bay windows, formal dining room or den. Main-floor master bedroom, full bath with double sinks, separate tub & shower. Half bath and laundry. Two bedrooms on second level. Modern Crown propane boiler new in 2020. Full basement with French drains and sump. New well in fall 2022 and softener system, septic - Two in-law suites approximately 1,100 sq ft each with separate propane forced air furnaces and central air. Two bedrooms, one bath with open kitchen, dining and living areas, full bath. Two bedroom, one and a half bath with open kitchen, dining and living areas, pine hardwood floors, laundry room and enclosed back porch - Attached 22 X 60 storage area with sliding doors. All vinyl sided with shingle roof on main house, steel over the in-law suites and workshop. Five electric meters total. Detached 45 X 24 garage with 220 electric and water.

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.

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AUTO - TRACTOR - LATHE - TOOLS - HOUSEHOLD: 2012 Chevy Equinox, FL car, 135,000 miles, leather interior - 7 X 14 single-axle enclosed trailer with rear swing doors - Simplicity 720 tractor, gas Onan engine, front hydr, snowblower, 5 ft mower deck - rebuilt 3 pt rototiller - AC snowblower - South Bend Model A lathe with 3 & 4 jaw chucks, accessories - single-phase upright air compressor, 3 HP - Delta chop saw - Schumacher 20-amp battery charger - bench grinder - combo wheel/belt sander - bench drill press - heavy industrial hoist - Forney elec welder - welding table - large anvil - 3 1/2-ton floor jack - 2 dolly carts - portable air tank - Ridgid shop vac - Ridgid portable air compressor - Craftsman table saw - Craftsman 10" radial arm saw - bolt bins - step & ext ladders - 2 in box garage door openers - pedal tractor, needs restored - Gulf gas pump - Bel Ray display rack - small wine press - copper tub wringer washing machine - carpenters tools, draw knives & planes - 3 trunks - 3 barrels - antique double bar scale on iron columns - floor-model radio - iron wheel - 4 runner sleds - barrel churn - crocks - ox yolk - minnow bucket - few barn beams - oak & maple bedroom sets - tressel table w/ bench, 2 chairs - leather sleeper sofa & loveseat - 8 X 10 and 5 X 8 oval oriental style rugs - ant library table - rocker - mirrors - brown bean pots - GE elec dryer - GE washer - Speed Queen washer - sm kitchen appliances

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: Patricia L. Kochy



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