

ABSOLUTE AUCTION

FRIDAY, APRIL 26, 2024, 10:00 AM
REAL ESTATE SELLS AT 10:30 AM



REAL ESTATE



55+ ACRE FARM
OFFERED IN
PARCELS & AS
UNIT MULTI PAR

3281 LEETONIA RD.,
LEETONIA, OH 44431.

Live Onsite With Online Bidding Available On Real Estate

AUCTION HIGHLIGHTS

- Beautiful Century Home With Ranch-Style Addition
- Hemlock Pole Barn
- Tillable And Wooded Parcels From 5 To 17 Acres
- Timber

Also Selling Description:

- Kubota B2400 Tractor With Loader
- Allis Chalmers 175 Diesel Tractor
- Horse-Drawn Box Wagon
- Kawasaki Mule

www.kikoauctions.com | 800.533.5456

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



Scan for auction details, including directions.

Absolute Auction.
All sells to the highest bidders on location.

Rolling 56+ acre farm, mostly tillable with approximately 10 acres of woods with nice timber. Blacktop drive to quality set of buildings. Beautifully maintained brick 1840 two-story home with covered porches, Quoin corners, and Dentil molding with 1990s ranch home addition with attached two-car garage and modern conveniences. Great room with vaulted ceilings and dormer windows, oak kitchen with stainless steel appliances, granite countertops, center island, pantry, and open dining area. Spacious master suite with vaulted ceiling, double walk-in closets, and private bath with walk-in shower and soaking tub. Laundry room and mudroom off garage. Original character shows in curved plaster window reveals, panel doors and hardware. Main-level half bath, living and dining room combination with fireplace, office (originally kitchen) with large brick fireplace, Franklin stove and stairs to maids' quarters. Parlor with fireplace and stairs to second level. Open upstairs landing with poplar floor and built-in bookcase, shower bath and linen closet. Three bedrooms, one with fireplace. Good basement. Walk-out and gas boiler on original side, forced air gas furnace with central air on new side, breaker panels, septic and well. Good 56 X 32 Hemlock pole building built 1996 with concrete, electric, water, steel roof, covered porch, and two sliding doors.

Parcel #1: 8.2 acres with all buildings previously described. Approx. 777 ft. of frontage.

Parcel #2: 20.5 acres, mostly tillable. Approx. 677 ft. frontage.

Parcel #3: 17 acres, beautiful woods in the back, open area would be a great building spot. Approx. 231 ft. of frontage.

Parcel #4: 5.1 acres, open land. Approx. 50 ft. of frontage.

Parcel #5: 5.1 acres, open land. Approx. 397 ft. of frontage.

NOTE

A must see property. Excellent set of buildings and parcels to suit everyone. Building lots, timber, and tillable pieces. Offered separate and together, selling the way it brings the most. Call for a private showing.

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.

TRACTORS, WAGON, TOOLS

Kubota B2400 tractor with LA351 loader, 2178 hrs, diesel, turf tires, hydrostatic, front-wheel drive, power steering, 3 pt, 60" belly mower, front-mount BL2660 snowblower; 1976 Allis Chalmers 175 tractor, 2494 actual hours, Perkins diesel, wide front, canopy roof, power steering, 4 spd with high low, 3 pt, dual remotes, live pro, 16.9-28 rubber, manual, SN E18CN; Kawasaki Mule 550, 2 WD, windshield, diff lock, manual dump bed; 60" Woods RM990 3 pt finish mower; John Deere F525 front mower; Cub Cadet 70 tractor; Trac Vac with 14.5 HP Briggs & Stratton engine, ball hitch; Triton popup snowmobile trailer; Polaris 600 snowmobile; Early horse-drawn box wagon, spring seat, scoop board, tractor and horse tongues; 3 pt landscape rake; 3 pt rear blade; Craftsman 10" table saw, radial arm saw; Stihl 011 and MS180C chainsaws; portable air compressor; Craftsman gas and elec blowers; lawn tools

ANTIQUES, FURNITURE

Humpback trunk; toy John Deere 5020 tractor; Big Rail Work Train by Marx; globe; baskets; Burdick treadle sewing machine; padded rocker; rush-seat rockers; oak slat rocker; Story & Clark piano with bench; oak dining table with 2 leaves, 6 padded chairs, matching sideboard and server; leather sofa and oversized chair with ottoman, good condition; two cherry bookcases; oak entertainment center; oak blanket chest; twin bed; quilt rack; table lamps; airplane manuals; iron patio furniture

TERMS ON CHATTELS

Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card accepted. 14% 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

Carl E. & Ruth A. Barrett, Trustees



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AUCTIONEERS
ADVISORS

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