

ABSOLUTE AUCTION

THURSDAY, AUGUST 22, 2024, 3:00 PM
REAL ESTATE SELLS AT 5:00 PM



FARM & AG



LIVE AUCTION WITH ONLINE BIDDING ON REAL ESTATE ONLY

AUCTION HIGHLIGHTS

- Hartford Twp.
- Trumbull Co.
- Badger Local Schools
- Quality Home
- Barn
- Arena
- Timber
- Offered In Parcels & As Unit, Multi Par

Also Selling

- Tractor
- Farm Equipment
- Auto
- Antiques
- Stock Trailer
- Household
- Kubota RTV
- Kawasaki Mule 610

LUCKY BELL FARM 51.5-Acre Farm

8309 DRAKE STATELINE RD. NE,
BURGHILL, OH 44404

www.kikoauctions.com | 800.533.5456

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



MEMBER EQUAL OPPORTUNITY
MLS



Scan for auction
details, including
directions.

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

REAL ESTATE

Blacktop drive. Park-like setting. 51.5 acres total, half open farmland, balance wooded in rear. Offered in 3 parcels and as a unit. Quality two-story, three-bedroom home with 2 full baths. Enclosed finished front porch, rear deck, side studio addition with cathedral ceilings and shower bath, beautiful custom oak kitchen with island, dining area, living room with stone fireplace, original woodwork throughout, rear deck, brick patio and Koi pond, three bedrooms and full bath up. Good dry waterproof basement, new gas 3 zone boiler heat plus central air on main level. New Generac whole-house backup generator, new shingle roof, detached garage, antique Amish-built post and beam picnic pavilion with slate roof, and barn with 10 horse stalls, hay loft, tack room, wash rack, and attached 60 X 104 indoor riding arena with metal roof open shed, small garden shed, chicken house. Barn and arena newly rewired. Mature apple orchard. Approx. 1 acre fenced paddock with loafing shed. Nice hay meadows, woods in rear.

Divided as follow:

Parcel #1: 15.9 acres with home and all outbuildings mentioned above.

Parcel #2: 10.5 acres, all open farmland, lays nice.

Parcel #3: 25.1 acres, 1/3 open farmland, woods in rear, some timber, great hunting. Mineral rights transfer.

Note: Shown by appointment. Walk the land at your leisure. Maps at site or visit us on the web. Questions on financing or how to buy, call Rusty.

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.

TRACTOR, AUTO, FARM EQUIPMENT, MULE, STEINER

Nice Oliver 1355 diesel tractor with loader, 5200 hrs; 2002 Featherlight 7 X 12 stock trailer; Kawasaki Mule 4WD, 343 hrs; 2008 Buick Lucerne 3.8 sedan, very nice; Steiner 230, 1400 hrs, Max 660 with 60" deck and ft. blade, needs motor; NI 7' cutditioner; 3 pt. Vicon RC 330 2-star tedder; JD 3 pt. 3B plow; JD 346 hay baler with kicker; 2 Bale King wagons; Bush Hog 7' off set mower; 1240 JD 4 row corn planter; NH 479 haybine; Deutz Allis pull-type tedder; 2-axle utility trailer 16'; acetylene outfit and stick welder; misc. tools and farm items

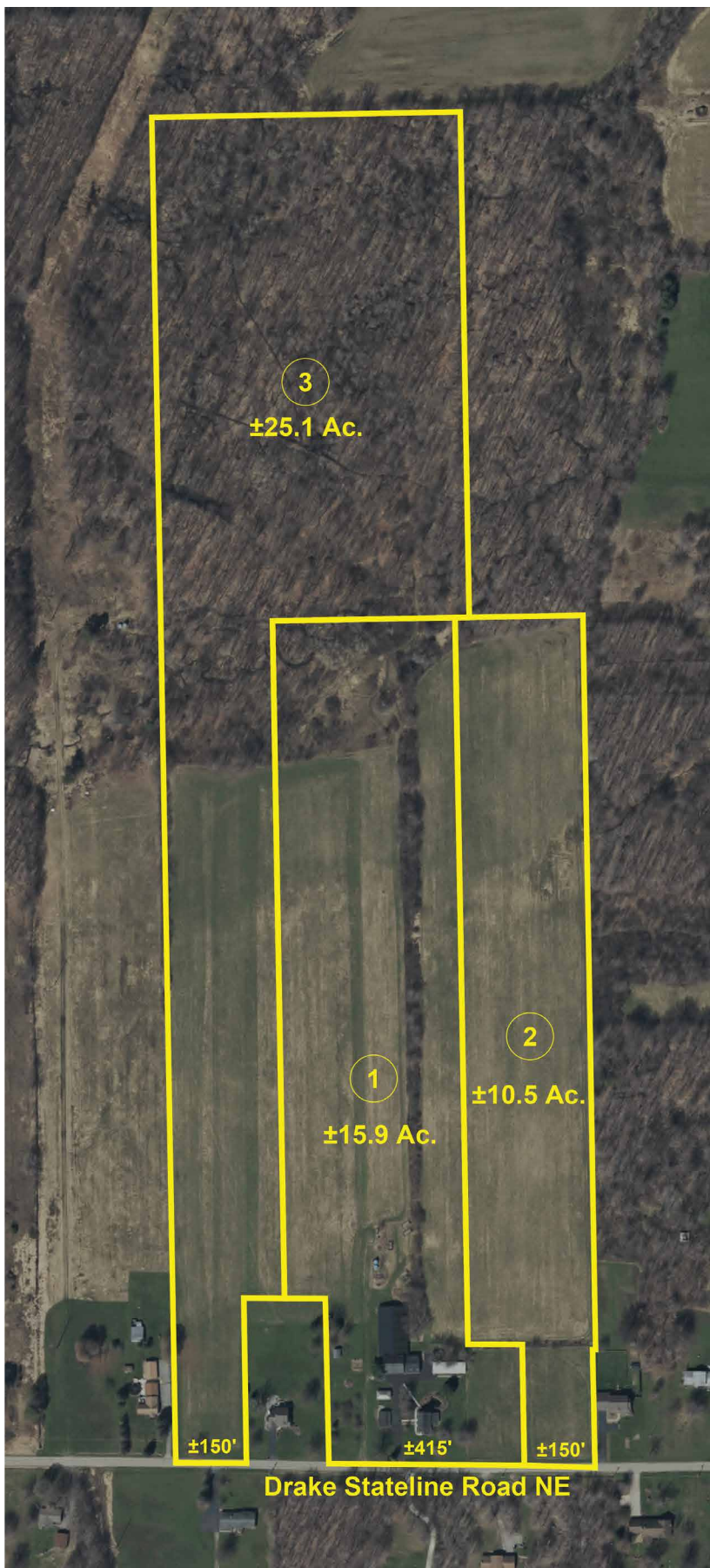
ANTIQUES, FURNITURE, FIREARMS

Glenfield 60 22 semi auto rifle; Sears mod 43-103 22 cal BA rifle; Savage 93 R17 17 cal HMR with BSA scope; pellet gun; oak ped. DR table with 10 chairs; porcelain Mail Pouch thermometer; oak harvest table; vict. desk; early small wood table and early crank washing machine; oak flat wall cupboard; slant top oak desk; oak and cherry corner cupboard; gun cabinet; marble-top washstand; Victorian walnut high-back spoon-carved bed and fancy dresser and mirror; early wood stool; 9-drawer old cabinet; single bed with Sterns and Foster new mattress; metal Tonka toys; firetrucks; GI Joe with case; Willis Jeep; Indian Winnebago motorhome; Ideal doll and others; old toys out of attic; antique & handmade dolls; toy box and child's table; quilts; quilt tops; linens; wool hand braided rugs; 2 wagon wheel; lamps; copper boiler; Salt Dough ornaments; Fenton glass; McCoy pottery; crocks; Rogers SS flatware; Pfaltzgraff dishes; washboards

Sale Order: Antiques, tools, household first, real estate at 5, followed by auto and farm equipment. Nice, clean sale.

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.



RUSSELL T. (RUSTY) KIKO, JR.
AUCTIONEER/REALTOR
330.495.0923
rustykiko@kikocompany.com



RANDALL L. KIKO
AUCTIONEER/REALTOR
330.831.0174
randallkiko@kikocompany.com



REALTORS
AUCTIONEERS
ADVISORS

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

