



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**THURSDAY – MAY 20, 2021 – 4:30 PM**  
**REAL ESTATE SELLS AT 5:30 PM**

## 68-Acre Farm

**4-Bedroom Ranch Home – 40' X 80' Pole Building**  
**Detached 3-Car Garage – 1-Acre Lake – .5-Acre Pond –**  
**40 Acres Wooded**  
**Tillable Ground – Pasture – Wildlife – Deer/Turkey**  
**Ideal Weekend Retreat Or Year Round Home**  
**Sold In One Parcel**

**ASHTABULA COUNTY – MONROE TWP. – CONNEAUT SCHOOLS**

**Also Selling: Zetor 3340 4x4 Tractor – Case 580CK Backhoe**  
**3 Pt. Equipment - Tools – Hunting Supplies – Household**

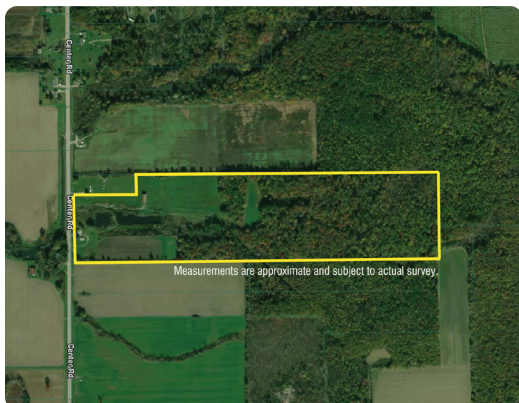
OWNERS NO LONGER HAVE NEED. ABSOLUTE AUCTION, ALL SELLS TO THE HIGHEST BIDDERS. LOCATION:

**3654 CENTER RD. (ST RT 7), CONNEAUT, OH 44030**

Directions: Take SR 7 south of I-90 to address or take RT 167 east of RT 11 to RT 7 and north. Watch for KIKO signs.

## OPEN AUCTION DAY ONLY STARTING AT 10:00 AM

**REAL ESTATE:** Parcel #310230001900 – Beautiful 68.896-acre farm with no zoning. Ranch home having four bedrooms, enclosed mudroom, laundry room, open kitchen, full bath, large living room and partial basement. Home was built in 1950 and has approx. 1,538 sf. Shingles are 5 years old, 200 amp elec. breakers, updated windows, gas furnace approx. 11 years old and free gas to the house. 3-car detached garage, block storage building and 40' x 80' pole building with 15' H sliding doors built in 2006. .5-acre stocked pond and 1.2-acre stocked lake, approx. 40 acres wooded, approx. 650' frontage, tillable ground and potential pasture ground. Property is ideal weekend hunting getaway or year-round homestead. CAUV half year taxes are \$1,002.14. All mineral rights owned by seller to transfer. Great property with loads of potential. Walk land with permission only, call Jeff Kiko.



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

**800-533-5456 | kikoauctions.com**





2722 Fulton Dr. NW, Canton, OH 44718  
kikoauctions.com

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## 68-ACRE FARM

4-Bedroom Ranch Home  
40' X 80' Pole Building  
Detached 3-Car Garage – 1-Acre Lake  
.5-Acre Pond – 40 Acres Wooded

**TRACTOR – EQUIPMENT:** Nice Zetor 3340 4x4 “Special Edition” tractor, 46 HP, 2.7L diesel, ser. #2171, Hi/Lo, Cat. II 3 pt., pto, rear remotes, 2,171 hrs, (1993-1997) – Case 580CK “Construction King” backhoe/loader, diesel, 6,284 hrs, ser #8342402, (1966 – 1971) – 3 pt. boom – 3 pt. bale spear – 3 pt. JD 2 row corn planter – 3 pt. log splitter, no frame – 3 pt. two bottom plow – 3 pt. home built sprayer – 3 pt. like new Cherokee RT5 tiller – 3 pt. 5' County Line York rake – 3 pt. Fesa 260 cone spreader – 3 pt. King Cutter 6' blade – older 3 pt. spike 10' drag – 3 pt. Woods 72 brush mower – Lincoln 225 Arc welder – Cub Cadet Lt1018 riding mower, Hydro – Husqvarna Yth2448 ELS Hydro lawn mower – 75 gallon diesel fuel tank – air compressor – hand tools – chain link fence – chains – hardware – misc. deer stands – (2) Poly 6-sided deer blinds – deer mounts – household goods – misc. furniture – AlumaSport diamond plate beagle dog box – ext. ladder – fire pit



**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.

**TERMS ON CHATTELS:** 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.

**AUCTION BY ORDER OF:** James & Joan Miller



Auctioneer/Realtor®  
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Auctioneer/Realtor®  
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