



AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

SATURDAY - OCTOBER 16, 2021 - 10:30 AM
REAL ESTATE SELLS AT 11:00 AM

70-Acre Wooded Hideaway

TO BE OFFERED IN 4 PARCELS

Ideal Family Retreat - Ranch-Style Home - Fishing Lakes - Woods

Mifflin Twp. - Ashland County - Hillsdale Schools

Also Selling: Backhoe - Pickups - Autos - Small Farm Equipment - Household - Etc.

On-Site Auction With Online Bidding Available On The Real Estate

Absolute auction, all sells to the highest bidders. Location:

1107 CO. RD. 2256, PERRYSVILLE, OH 44864

Directions: From Ashland, OH take SR 511 south, continue south of RT 30 3.8 miles to Co. Rd. 2256, then head west 1.3 miles to auction.

Watch for KIKO signs.



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

800-533-5456 | kikoauctions.com



REAL ESTATE: Features 70 acres gently rolling land. Approx. 12 acres open cropland or pasture. 50+ acres wooded. 4-acre stocked lake and 2 smaller ponds. Located back the lane nestled up to the lake is a spacious ranch-style home featuring a 30x36 great room with kitchen, wood-burning fireplace, and views of property. Master bedroom suite with doors to deck overlooking lake. 3 additional bedrooms and full bath. Half bath and laundry room combo complete the main level. Walkout basement and 2-car garage. Gas heat with central air. Limited free gas per lease, possibly could be continued. Home in need of updating and redecorating! Recent new metal roof. Over 2,500 SF on the main floor. Outbuildings include 24x32 garage with (2) 12 ft. wide by 7 ft. high overhead doors. 30x40 pole barn shop with 16x40 lean-to addition, 220-volt electric, and concrete floor. Quaint 1-room cottage near lake. 12x15 storage barn. All mineral rights owned by seller transfer at closing! This one-of-a-kind property is a must see! Walk land at your convenience. Land is a good investment you can enjoy!

TO BE OFFERED AS FOLLOWS:

- PARCEL #1:** Approx. 24 acres, wooded corner parcel, 3 lakes, home, garage, and shop. Great Setting.
PARCEL #2: Approx. 20 acres mostly wooded, balance cropland. Approx. 750 ft. frontage on Well Rd.
PARCEL #3: Approx. 20 acres mostly wooded, balance cropland. Approx. 750 ft. frontage on Well Rd.
PARCEL #4: 5.4 acres wooded. Approx. 375 ft. frontage on Co. Rd. 2256. This parcel is septic approved by the Ashland County Health Department.

Parcels will be offered separate and together by the multi-par system and will sell the way it brings the most.

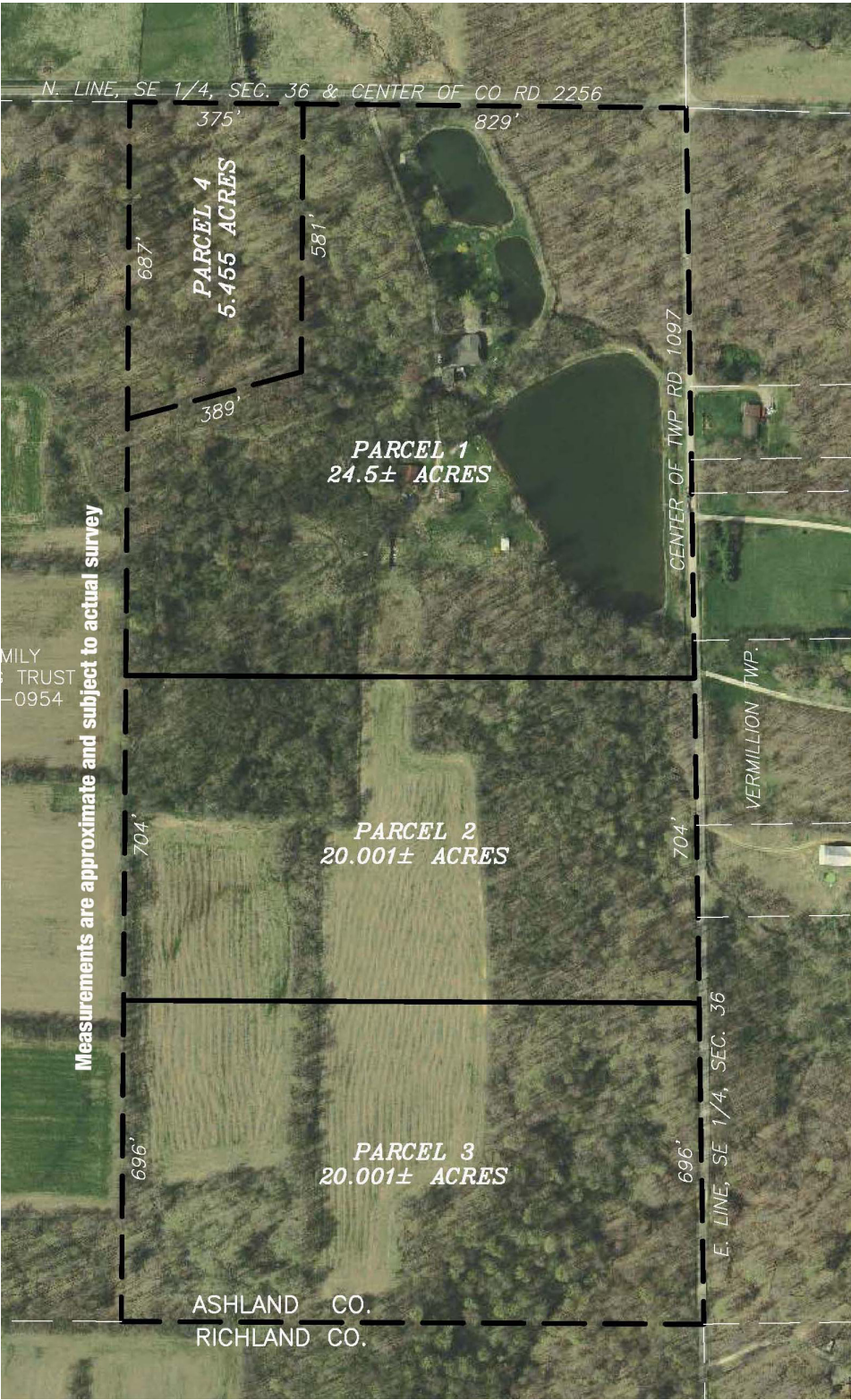
TERMS ON REAL ESTATE: 10% down auction day, balance due at closing. A 10% buyer’s premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information 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.

EQUIPMENT - AUTOS - TOOLS: JD 400C Backhoe, Diesel, shows 2,200 hrs., 16” & 24” buckets - 74 International Cub w/ Belly mower, plow, disc & blade - Ferguson 35 gas - 2002 Dodge Dakota SLT, Ext. Cab, 4x4, approx. 97k miles, salvage title - 2004 Chrysler Sebring convertible, 67k miles, salvage title - 2003 Chrysler Sebring Convertible, Salvage Title, Bad Motor - 3pt 5 ft. King Kutter finish mower - 2000 Dutchman Lite 22 ft. Camper - 44” Swisher Pull-Type Mower - 3pt 6 ft. Blade - 5 ft. Pull-type rotary mower - 3pt 2-bottom Dearborn Plow - 3pt Dearborn 14-1 5 ft. Sickle bar - Huskee 46” Riding mower - Cub Cadet LT1045 Hydro w/ Bags - Craftsman M270 Push Mower w/ Electric Start - Utility Trailer - Pull-Type Lawn Sweeper - Huskee 18” Rear-tine Tiller - Chrysler 6HP Outboard - Chrysler 2HP Outboard - Mercury 7.5HP Outboard - 11 ft. Aluminum Boat - 6HP Pressure Washer - Campbell Hausfeld 60-gal. Air Compressor - Lincoln stick welder - floor jack - portable air tank - Craftsman toolbox - Antique Firestone Outboard - Shop vac - Johnson Energy Wood Burner & More.

HOUSEHOLD: Patio Furniture - Frigidaire fridge - Fishing Tackle - Kitchenware - Flatware - Table & Chairs - Benches - Kenmore Portable dishwasher - Electric lift Bed - Barstools - Baldwin Electric Organ - Vintage Leslie Speakers - Home Decor - Dinnerware - Washstand w/ pitcher & bowl - Kneehole Desk - Treadle Sewing machine - General Household Furniture - Too much to mention!

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.

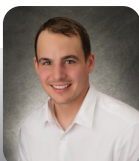
AUCTION BY ORDER OF: The Burkhardt Family



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