



AUCTION

LEADING THE INDUSTRY SINCE 1945

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SATURDAY – JANUARY 8, 2022 – 11:00 AM

Scenic 230-Acre Farm – Sold As One Unit

“AYRVIEW ACRES” – WEST TWP. – COLUMBIANA CO.

FAMILY OWNED 71 YEARS

GOOD GAS & OIL ROYALTY TO TRANSFER

ONLINE BIDDING AVAILABLE FOR REAL ESTATE ONLY

Also Selling: Rough-Cut Lumber – Misc.

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

25744 US RT. 30, EAST ROCHESTER, OH 44625

Directions: Take US Rt. 30 east of Minerva approx. 6 miles. Watch for KIKO signs.



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

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Gently rolling & scenic farm – owned by Lee Haynam family for 71 years - productive soil – small lake plus possible large lake site – approx. 170 acres tillable balance wooded & pasture – good century 2,160-sq.-ft. home – four bedroom – two baths – full walkout basement – porches – loads of character – completely remodeled summer kitchen – springhouse one-bedroom apartment – fully furnished – good Quonset large bank barn with straw shed with metal roof – former dairy – presently set-up for beef cattle with concrete lot – good high-tensile fenced pastures – concrete block-foundation machinery and tool shed – long private drive to rear with additional older bank barn plus small lake – productive soils – marketable timber – gorgeous hilltop views – deep well Utica pad with producing gas wells to transfer with landowner royalty – past year should make over 40,000 – no zoning – minerals transfer – you’ll like this one – ideal horse, cattle, grain & hay farm – etc. Farms like this seldom come up for sale. Better check it out. **Open houses: Mon. Dec. 27, 11:00 AM-1:00 PM and Fri. Dec. 31, 11:00 AM-1:00 PM or by appointment.** Flyers, maps, and photos on our website or by request.

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.

Also Selling: Rough-Cut Lumber – Misc.: Old two-man saw – workbench – approx. 3,000 board feet rough-sawn lumber, white oak, red oak, maple & hickory.

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: Haynam Family



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