



# AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

**TUESDAY – MARCH 15, 2022 – 5:00 PM**  
**REAL ESTATE SELLS FIRST**

## 122-Acre Farm Offered In Parcels

RANGING FROM 10 ACRES TO 60+ ACRES – MOSTLY TILLABLE –  
MINERAL RIGHTS TRANSFER – HOME & BANK BARN  
DOUBLE ROAD FRONTAGE - KINSMAN TWP. – TRUMBULL CO.  
JOSEPH BADGER SCHOOLS

REAL ESTATE SELLS LIVE ON LOCATION OR BID ONLINE

Also Selling: Farm Equipment – Misc.

Absolute auction, owner moving out of state, all sells to the highest bidder on location:

**9162 DELIN THOMAS RD., KINSMAN, OH 44428**

Directions: SR 7 just north of Kinsman to SR 5 and east .7 miles to Delin Thomas Rd. and north to auction. Watch for KIKO signs.



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

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





**Real Estate:** 122-acre farm with two-story home featuring updated kitchen/dining room with beam ceiling, two sets of triple-bay windows, mudroom area and enclosed porch, main-level living room with hardwood floors, main-level bedroom and bonus room and full bath, 2 or 3 unfinished bedrooms up. Replacement windows through-out. Unfinished basement with glass-block windows. FA propane heat, breaker electric, vinyl siding, shingle roof, kitchen portion with modern block basement underneath was added on later. Well and septic. 44 X 64 bank barn with new block wall on bank side, 48 X 56 lean-to addition on back. Two smaller outbuildings. Frontage on both sides of the road. Approx. 2/3 tillable.

**Parcel #1** – 65 acres with home and buildings mentioned above. Over 1,000+ frontage. Mostly tillable.

**Parcel #2** – 32 acres, over 600 ft. of frontage. 80% tillable, wooded corner in back. Lays nice.

**Parcel #3** – 10 acres, 2/3 open, 1/3 wooded with small ravine, open land lays good with over 600 ft. frontage.

**Parcel #4** – 15 acres, 1/2 open, 1/2 wooded. Small ravine. Directly across the road from the home and buildings.

**Note:** Parcels offered separate and together and sells whichever 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:** NH 469 haybine – IH 3 pt. 6-row cultivator – MF 880 5-bottom plow – IH 900 6-row liquid corn planter – 15’ trans. disc – 3 pt. cone spreader – Cub Cadet rototiller – 8’ truck cap. Equipment is older.

**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:** Eli & Laura Summy



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