



AUCTION

LEADING THE INDUSTRY SINCE 1945

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SATURDAY – APRIL 23, 2022 – 10:30 AM
REAL ESTATE SELLS FIRST

Beautiful 98-Acre Farm Offered In 10 Parcels

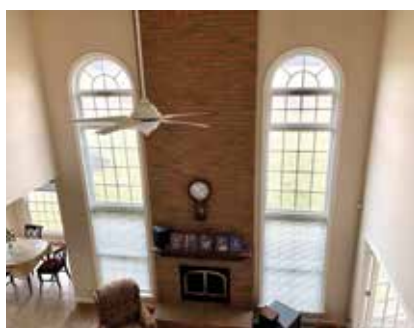
3,650 SQ. FT. IMPRESSIVE ONE-OWNER TWO STORY, FOUR-BED-ROOM, THREE-BATH, BRICK-FRONT HOME
THREE-CAR GARAGE – FREE GAS – MINERAL RIGHTS TRANSFER
OVER 1 MILE OF FRONTAGE ON THREE ROADS
BEAVER TWP. – MAHONING CO. – SOUTH RANGE SCHOOLS

Also Selling: Lawn Mower – Exmark Laser Z Zero-Turn Mower - Furniture - Household

Family owned since 1986. Owner retired. Absolute auction, all sells to the highest bidders on location:

10825 DETWILER RD., CANFIELD, OH 44406

Directions: Take Rt. 46 south of Canfield or north of Columbiana to Middletown Rd. by new school and east 1 mile to Detwiler Rd. and auction. Watch for KIKO signs.

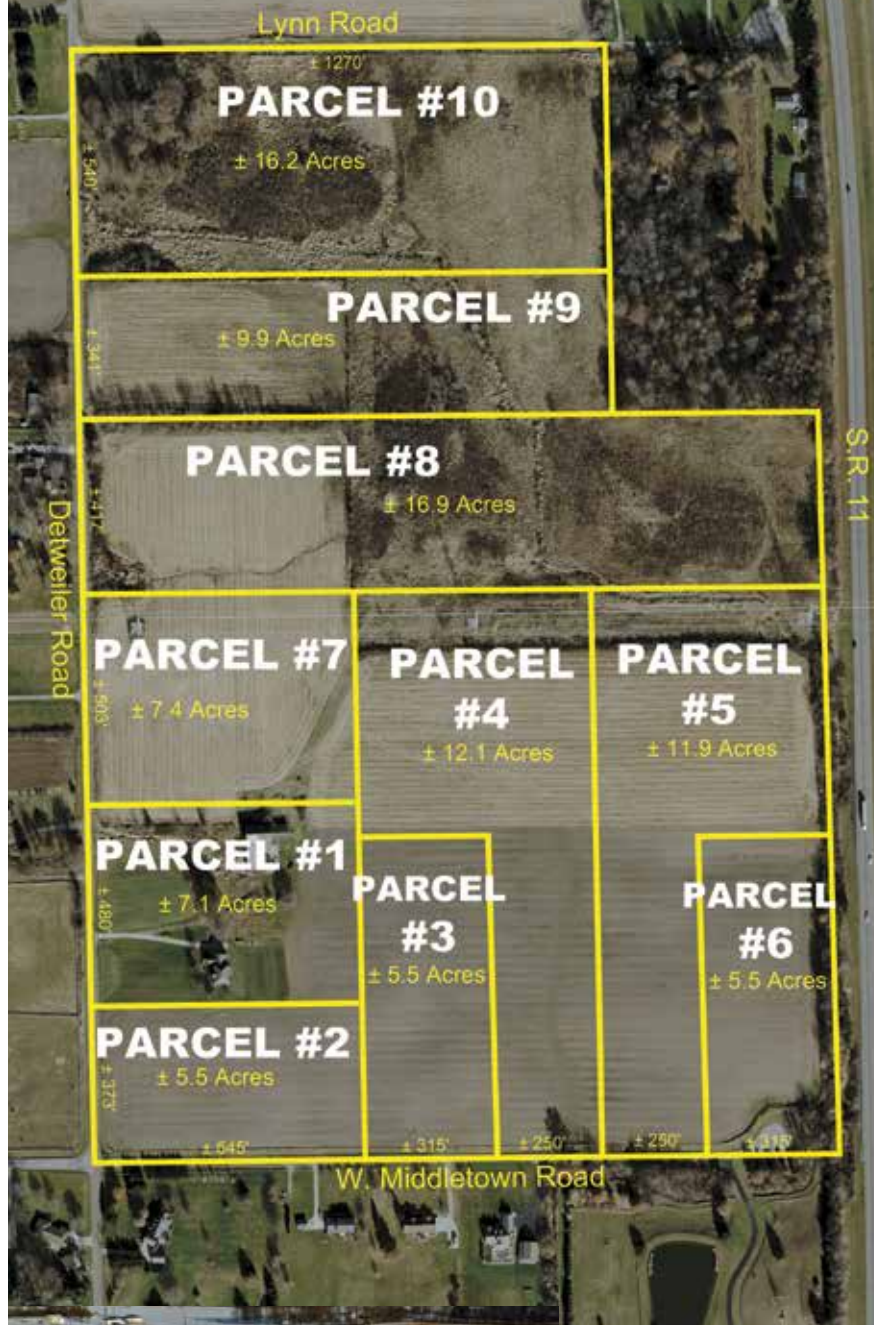


Information is believed to be accurate but not guaranteed. KIKO Auctioneers

800-533-5456 | kikoauctions.com



* UPDATED MAP



98 acres total – over half good gently rolling farmland balance pasture plus lake site and artesian spring – frontage on three roads – parcels range 5+ to 16+ acres each. Divided as follows:

Parcel #1: 7 acres – custom home built in 2003 by local builder & architect – approx. 3,569 sq. ft. – beautiful set-back off the road with concrete driveway. Home features two-story foyer with large arch top window, entry closets and beautiful staircase with night step lighting. Formal dining room with wainscoting and formal front living room. Omega cherry kitchen with built-in desk, center island, quality appliances, bar, Italian tile flooring and dining area with doors to backyard. Two-story great room with catwalk, brick gas log fireplace and beautiful high windows. Year-round sunroom plus office/den. Full shower bath off the kitchen, laundry room with utility sink plus large hall coat closet. 9' ceilings on main level. Second level features master bedroom with 2 closets plus master bath with corner jacuzzi tub and double vanities. Full hall bath plus 2 other bedrooms and 4th bedroom/bonus room over garage. 13-course full basement with 14" floor joists that could be finished and rough plumbed for full bath. Features 1-year-old gas furnace, glass-block windows, 2 hot water heaters and set up steps up to finished three-car insulated garage with hot and cold water, drains and plumbed for gas heat. Home has beautiful white trim, 6-panel doors, Anderson tilt-in windows, security system and much more. Natural gas public utility line ran into home. Outbuildings: 2 older pole buildings – lake site.

Parcel #2: 5.5 acres – all tillable – corner tract – gorgeous parcel

Parcel #3: 5.5 acres – approx. 391' frontage – all tillable

Parcel #4: 12.1 acres – 174' frontage – all tillable

Parcel #5: 11.9 acres – 174' frontage – all tillable

Parcel #6: 5.5 acres – end of cul-de-sac – all tillable

Parcel #7: 7.4 acres – 503' frontage – all tillable

Parcel #8: 16.9 acres – Free gas – Open in front – pasture in rear

Parcel #9: 9.9 acres – 341' frontage – half tillable

Parcel #10: 16.2 acres – corner tract – over 1700' total frontage – artesian spring – homesite and pasture – lake site.

Come walk them over. Buildings shown by appointment only or open house Thursday – April 14, 4:30-6:30 PM. Mineral rights transfer. Free gas to Parcel #8 or entirety. For questions or financing and how to buy call Rusty Kiko.

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. Parcel #2-#6 if sold in parcels will have some deed restrictions similar to homes on Middletown Rd.



Mower – Firearms: Exmark Laser Z 27 HP zero-turn with Ultra Vac bagger, quick dump, 487 hrs – Stihl KM90R string trimmer with tiller & edger attachments to sell separate – Stihl FS36 string trimmer – Ariens 9" tilt gas edger – Craftsman 15.5 HP 42" auto lawn tractor – Weber gas grill – lawn mower jack – hose reel – shop vac – Masterbuilt elec. smoker – Remington 1100 12 ga. semi-auto vented rib excellent – Winchester mod. 60 lever action 22 rifle w/ scope – Stevens mod 60 22 semi-auto rifle

Furniture – Appliances: Auto washer & electric dryer – gas range – refrig. – gas range – twin bed 5 pc bedroom suite – reclining sofa – loveseat & mat. chair with ottoman – loveseat hide-a-bed & mat. recliner – Ponderosa 4 pc. coffee & lamp table set – Pro Form 500 stepper exerciser – maple dinette & 4 chairs – rocker – window air unit – 10-gal crock – file cabinets – Christmas tree & decorations – stereo outfit with dual speakers – fan – misc. household items

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: Raymond Kucalaba



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