



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**MONDAY – MARCH 21, 2022 – 5:00 PM**

## 70 Acres – Offered In Parcels

**INCLUDES NICELY REMODELED BEAUTIFUL TWO-STORY HOME – THREE BEDROOMS – 2.5 BATHS – 48 X 60 METAL BUILDING BUILT LAST YEAR – FREE GAS – FRONTAGE ON TWO ROADS – GREENWOOD TWP. – CRAWFORD CO. PA – CONVENIENT LOCATION TO MEADVILLE, I-79, ERIE, GROVE CITY, ETC.**

Also Selling: Misc.

Absolute auction, owners purchased other property, all sells to the highest bidder on location:

**3729 MERCER PIKE RD., COCHRANTON, PA 16314**

Directions: Take I-79 just south of Meadville to PA Rt. 285 and east approx. 1 mile to Mercer Pike Rd. and south 1.5 miles to auction.

Watch for KIKO signs.



**Real Estate:** 70 acres with remodeled two-story home with mudroom entry, modern kitchen with GHI custom cabinetry cabinets last June and new countertops, modern SS appliances all purchased within one year. Formal dining room with hardwood floors, main-level half bath and laundry. Living room with hardwood floors and large triple-bow window, front foyer entry, bonus room/den or office. Master bedroom up with full bath and larger closets. Two more bedrooms and full hall bath. Unfinished basement with Bilco doors, covered treated wood decks on side and back with vinyl railings. Covered full-length front porch. New FA gas furnace last year, central air, vinyl siding, shingle roof, replacement windows. 48 X 60 metal pole building finished last year. Main section is 32 X 48, all concrete enclosed. Enclosed lean-to on each end. Seven insulated overhead doors. Currently has four horse stalls but is adaptable to a multitude of uses. Shop, storage, livestock, etc., water, drain, and breaker electric. 8 X 20 storage shed with electric. 70 acres approx. 50 on westside of Mercer Pike Rd. and additional land across the street on both corners with frontage down Marshall Rd. Free gas, approx. 30 acres open/tillable with woven-wire pasture on part, balance wooded.

**Parcel #1:** 20 acres – mostly open with home, building, pasture, and free gas as previously mentioned.

**Parcel #2:** 30 acres with high open field at north end, balance wooded.

**Parcel #3:** 18.5 acres on corner of both roads with a lot of frontage. All wooded.

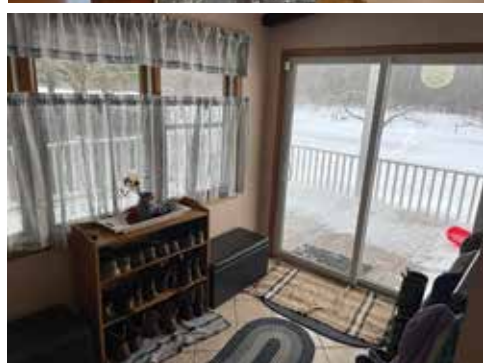
**Parcel #4:** 1.25 corner lot. All wooded.

**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.

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Also Selling: Modern swing set – Pony-drawn cart – Weber gas grill – one donkey – misc.

**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: John & Kathryn Kurtz**



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