



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**SATURDAY – MAY 21, 2022 – 11:00 AM**

**Harnett Family Auction - "Providence Stables"**

**48+ Acres - Horse Farm**

**Nice Remodeled Home**

**60'x180' Arena - 32'x180' Horse Stable**

**Arena Apartment/Lounge**

**60'x75' Machinery Barn W/ Additional Stables**

**Beautiful Woods W/ Stream**

**Pond W/ Gazebo – Offered In 5 Parcels**

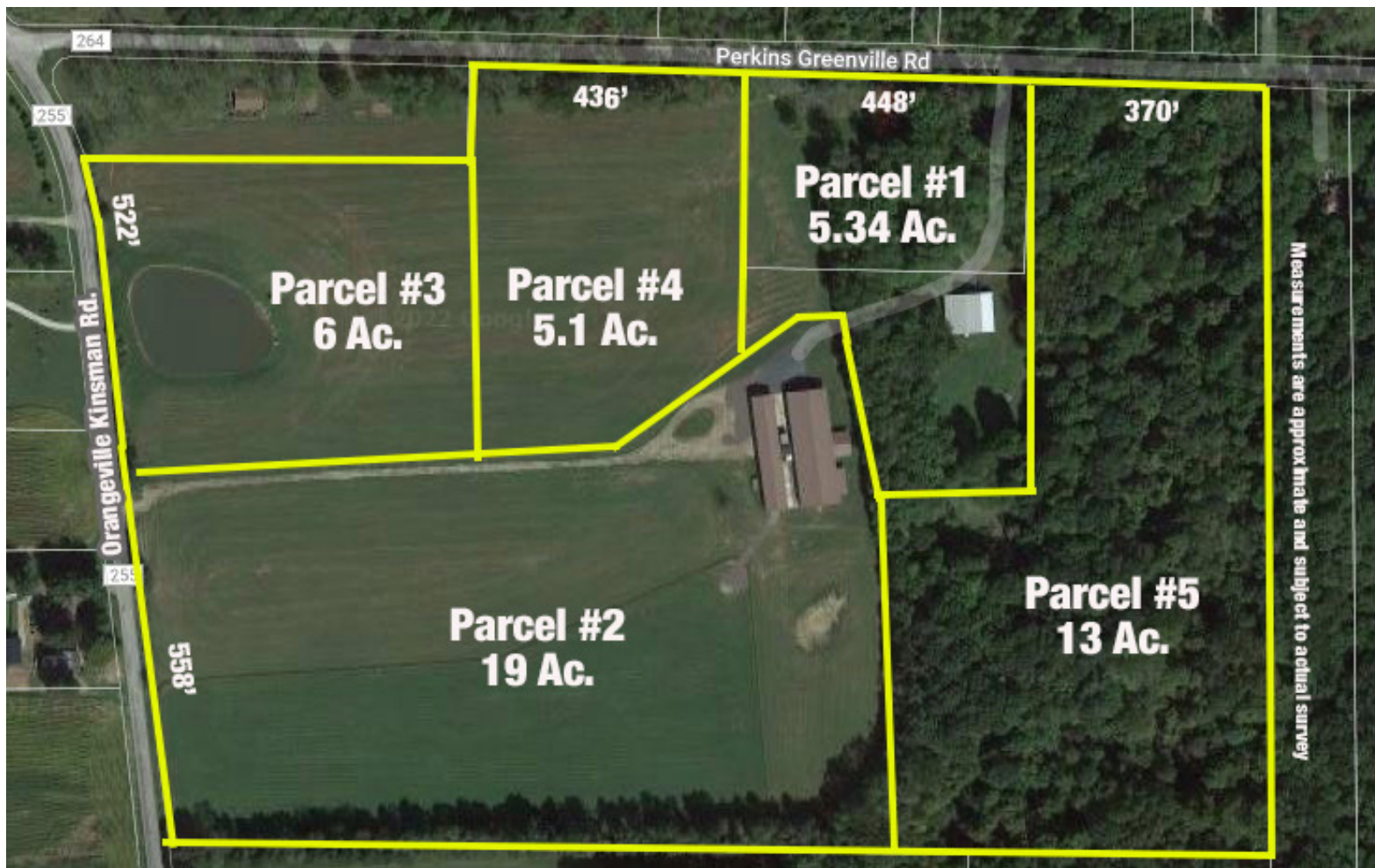
**KINSMAN TWP. – TRUMBULL CO., OH – JOSEPH BADGER LSD**

On-Site Auction With Online Bidding Available

Absolute auction, all sells to the highest bidder(s). Location:

**7166 Perkins Greenville Rd., Kinsman, OH 44428**

Directions: From SR 11 take SR 5 east to Kinsman, go east on Kinsman Nickerson Rd. to Orangeville Kinsman Rd. and south to Perkins Greenville Rd. and auction. Watch for KIKO signs.



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

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**REAL ESTATE** features 2,500+ SF home w/ steel roof, covered porch & great views. Featuring 3 bedrooms & 2.5 updated baths. Beautiful kitchen completed in 2021, custom cabinets & quartz counters. Large family room w/ brick fireplace, loads of natural light, custom blinds. Hardwood floors lead to family dining & sitting room, vaulted ceilings & beautiful floors. Main level has two bedrooms w/ 2 full baths and first floor laundry. Perfect family rec room w/ fireplace, wet bar, and beamed ceilings. Large bedroom & half bath upstairs plus loft overlooking family room. Basement w/ possible large 4th bedroom, storage room. Oil FA furnace w/ central air. Detached 2-car garage plus quaint 2-car accessory barn w/ steel roof. Home has nice setting among shade trees, blacktop circle drive, overlooking open fields and pond. Additional improvements include well maintained buildings. 60'x75' pole barn w/ updated steel & 4-horse stalls, water & electric, rear pasture. Nice 60'x180' horse riding arena, soft sand & nice lighting. Common tack areas, nice lounge/apartment w/ electric heat, back-up generator, and fireplace. A second walkthrough tack room with adjacent sawdust room connects into the indoor riding arena to the 32'x180' stable barn, 26 stalls w/ rubber mats & firm base, 2 wash bays and heated feed room. This horse facility has separate electric, water well and an active caretaker w/ lease at \$2,000/mo. plus utilities to landowner. Also separate long driveway on Orangeville Kinsman Rd. New pasture fence last 3 years. Fields newly tiled 5 years ago.

**NOTES:** Property offered in 5 parcels and as entirety, selling whichever way brings the most! Divided as follows:

- Parcel #1:** 5.34 acres w/ home, garages & 60'x75' building.
- Parcel #2:** 19 acres w/ horse stables, arena, & apartment. Open fields & nice pasture. Separate utilities.
- Parcel #3:** 6 acres vacant land w/ nice pond & gazebo, great setting.
- Parcel #4:** 5.1 acres vacant land w/ nice elevation, frontage on Perkins Greenville Rd.
- Parcel #5:** 13 acres all wooded land, some timber, nice stream & wildlife.

**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.

**AUCTION BY ORDER OF:** Trevor & Emily Harnett Family



Auctioneer/Realtor®  
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