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AUCTION

LEADING THE INDUSTRY SINCE 1945

SATURDAY – DECEMBER 17, 2022 – 10:30 AM
REAL ESTATE SELLS AT 11:00 AM

Rummell Farms Inc.
36-Acre Farm Offered In Parcels
Investment Farmhouse And Barns
Beautiful Country Views
WASHINGTON TWP. - STARK COUNTY, OH – MARLINGTON LSD
ON-SITE AND ONLINE BIDDING AVAILABLE ON REAL ESTATE

Also Selling: Antiques – Farm Hardware

ABSOLUTE AUCTION, all sells to the highest bidder on location:

3772 Rummell Ave. NE, Paris, OH 44669

Directions: Take SR 153 east of Paris Ave. or west of SR 183 to Rummell Ave. and go just south to auction. Watch for KIKO signs.



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

800-533-5456 | kikoauctions.com



REAL ESTATE features 36 acres good tillable land, off of hard surface road in Washington Twp. Conveniently located between Alliance, Minerva, Louisville & Homeworth. Fixer upper home and barns, vacant for several years. Home has 3 bedrooms and a full basement (needs work), LP gas heat, & steel roof. Two-story barn with free stalls and 2nd story equipment storage, needs work but part could be saved. Also, decent machinery shed with sliding doors. Land offered in parcels only and not as a unit.

Divided as follows:

Parcel #1: Approx. 5.4 acres with home and barns.

Parcel #2: Approx. 5.4 acres tillable land.

Parcel #3: Approx. 5.01 acres tillable land.

Parcel #4: Approx. 6.8 acres tillable land.

Parcel #5: Approx. 8 acres tillable land.

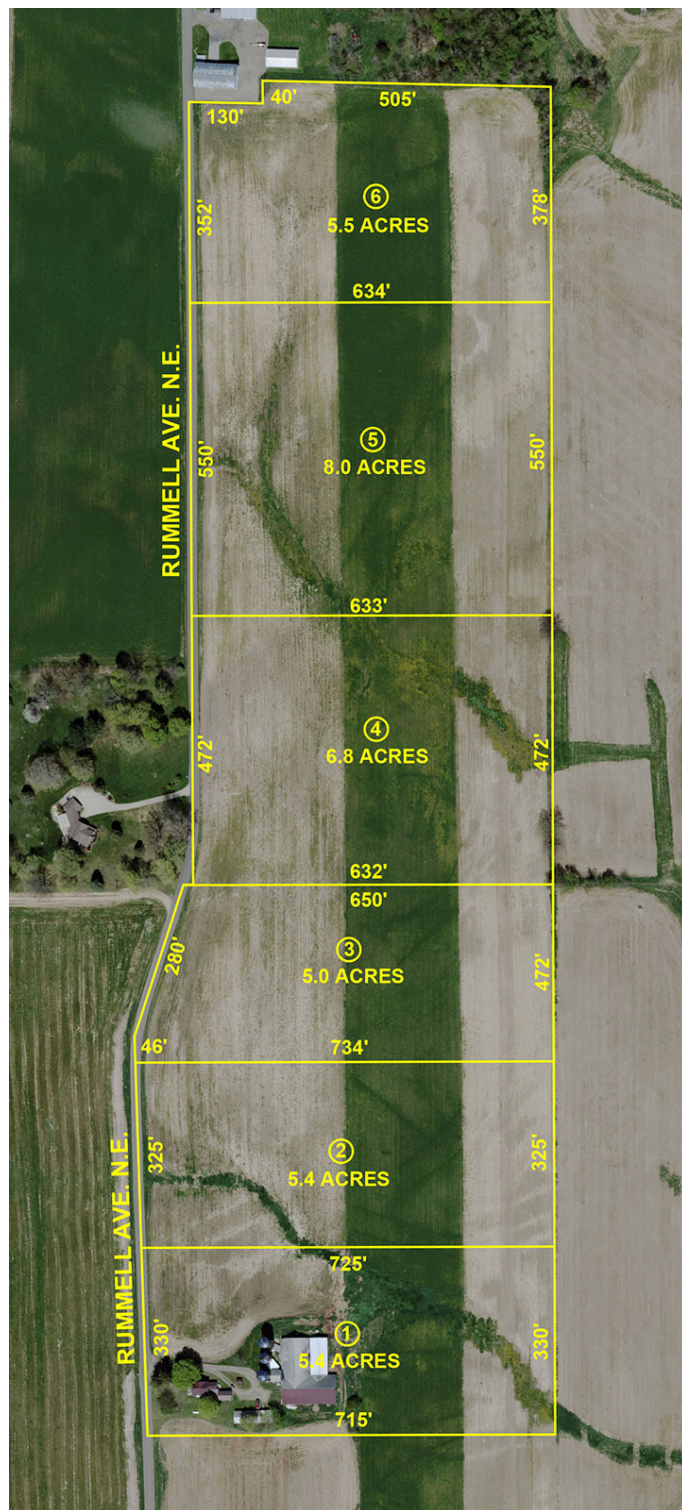
Parcel #6: Approx. 5.5 acres tillable land.

NOTE: Walk this land at your convenience. Really nice parcels. Ideal mini farm tracts. Very convenient location. All mineral rights owned by the seller will transfer with each parcel. Buy one or several.

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 sold as Separate Parcels, Bidder's Choice, and not to be offered as an Entirety.

ALSO SELLING ON-SITE ONLY: JD 400 rotary hoe – fuel oil tanks – old bikes – large lot of SAP buckets – chicken crates – grinding stones – manure slurry parts & valves – grain sythes – old harnesses – old drill press – assorted farm hardware – some nice Victorian pcs. furniture – several lots of quality antiques – anything may turn up!

TERMS ON CHATTELS: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard accepted. 14% 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.



Auctioneer/Realtor®
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