



AUCTION

LEADING THE INDUSTRY SINCE 1945

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SATURDAY – JUNE 4, 2022 – 10:30 AM
REAL ESTATE SELLS FIRST

17-Acre Congress Hills Farm

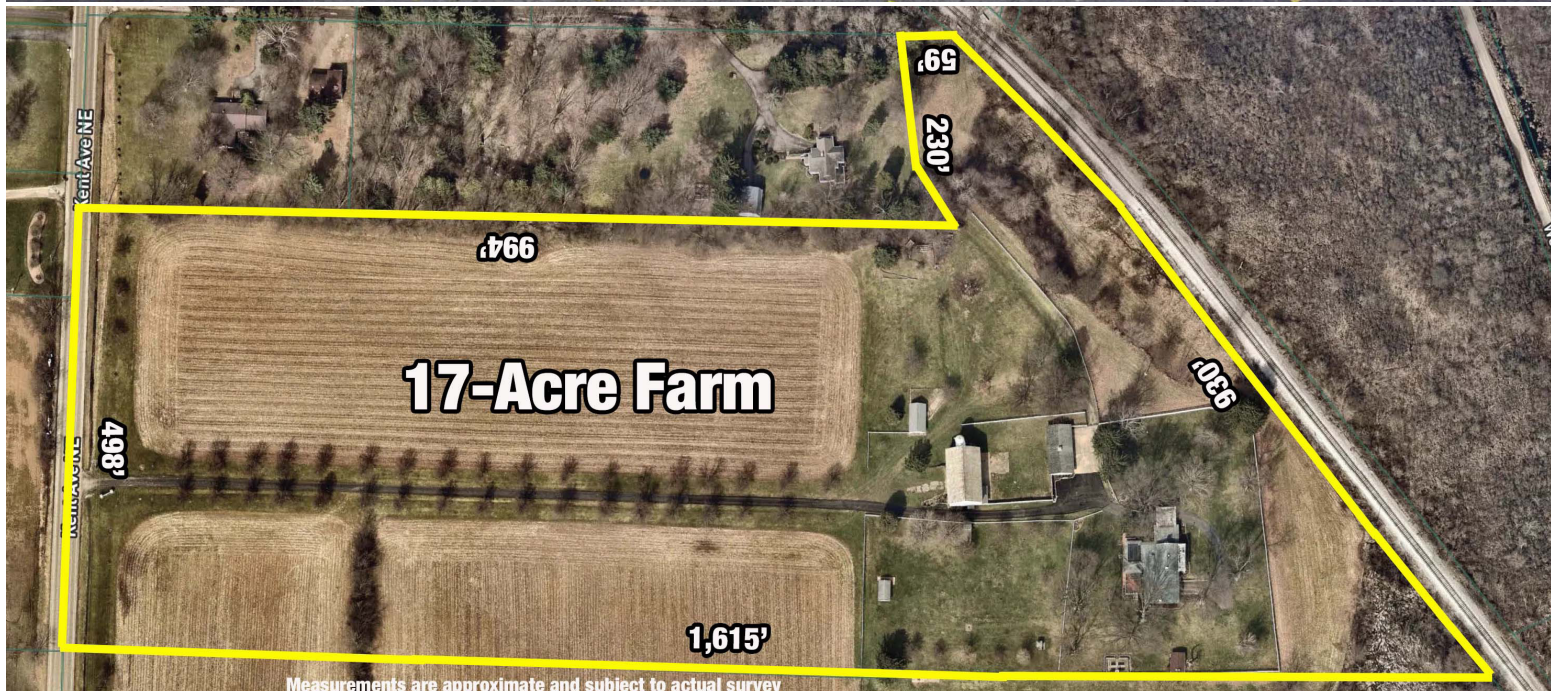
LAKE TWP. - STARK COUNTY – LAKE SCHOOLS

On-Site & Online Bidding Available For Real Estate Only!
Also Selling: Polaris Ranger – Competition Krieghoff #32 Skeet Gun
E-Z-GO Golf Cart - Household – Antiques – Tools – Etc.

Absolute auction, all sells to the highest bidders. Location:

13600 KENT AVE. NE, HARTVILLE, OH 44632

Directions: West side of Congress Lake take Rt. 43 one mile north of Rt. 619 or take Rt. 43 five miles south of Rt. 224 to auction.



Measurements are approximate and subject to actual survey

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

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REAL ESTATE: Great location on a private setting with blacktop driveway, family and country living at its best! Stately home features large living room and foyer/sitting room with fireplaces, dining room, large all-seasons room with wet bar, and modern kitchen with GE side-by-side refrigerator w/ ice & water, built-in range and double ovens, plus brick BBQ grill, island counter, and pantry. First-floor laundry w/ washer & dryer. Small office w/ full bath. Master bedroom suite with fireplace, full bath, and walk-in dressing room. 3 other bedrooms and 2 full baths. Upstairs has 2 bedrooms and full bath. Divided basement w/ hot water heat, electric breakers, glass-block windows, and attached heated oversized garage w/ overhead door. Outside shop & garage w/ 4 overhead doors, bank barn w/ stalls & granary, pasture area, and crop land. Other buildings include poultry house, smokehouse, small kennel, covered picnic pavilion, garden shed, and planting area. Great for family, 4-H & FFA projects. Immediate possession after closing! For additional information or help with financing contact Gene or Tina. Visit www.kikoauctions.com for additional pictures.

TERMS ON REAL ESTATE: 15% down auction day, balance due in 60 days. A 10% buyer's premium will be added to the highest bid to establish the purchase price. 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 an Entirety and not to be offered in separate parcels.

SELLING AFTER REAL ESTATE: 2013 Polaris Ranger 800 Crew Cab, 4x4 Dump Bed, 720 Hrs. - Competition Krieghoff #32 Skeet Gun, 12 ga. Over/Under w/ tubes for 28 ga., 20 ga., & 4:10 ga. - Benelli Affinity 20 ga. Automatic gun - E-Z-GO electric golf cart - Lowe 10' aluminum boat - hay wagon - Fimco 30-gal. Sprayer - Cub Cadet 1150 gas blower - Grant 7HP Vac/Blower - Electric power washer - Ryobi (battery) Hedge Trimmer - Werner 12' Stepladder - 16' Ext. Ladder - 6' Stepladder - Tools - Chicken feeders & 10-hole nest - milk cans - etc.

ANTIQUES - COLLECTIBLES: 6 Oriental Rugs 9'x14', 4'x7', 3.5'x5', 3'x5', 6.5'x7, 3'x15' - Vic. 31-Day Wall Clock - Early Dovetail Blanket Chest - Brass Clawfoot Floor Lamp - Marble-Top Clawfoot Stand - 2-Door Cherry Stand - C Roll-Top Desk - Butler Style Coffee Table - 2 Early Brass Fireplace Dog Screen & Fenders - Banquet Lamp - Table Lamp - 12' White Tail Deer Antlers - Artichoke cement decorators - Sun dial - Etc..

HOUSEHOLD: Nice Queen Size Bed - Oak Dresser - Trundle Bed w/ 2 Mattresses - Small Corner Cabinet - Picnic Table & Benches - Cast-Iron Porch Bench - 4 Patio Lounge Chairs - Misc.

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



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