



AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

TUESDAY – AUGUST 2, 2022 – 4:30 PM
REAL ESTATE SELLS AT 5:30 PM

74-Acre Farm Offered In Parcels

HOME – BARN – OPEN & WOODED LAND – MINERAL RIGHTS
TRANSFER – 1,800 FT. OF FRONTAGE – CRAWFORD CO. PA
SOUTH SHANAGO TWP. – NEAR PYMATUNING STATE PARK &
RESERVOIR – REAL ESTATE SELLS ON-SITE OR BID ONLINE

Also Selling: Farm Misc. – Household - Furniture

Absolute auction, all sells to the highest bidders on location:

4276 E. STATE RD., JAMESTOWN, PA 16134

Directions: Take US Rt. 322 north of Jamestown or southwest of Hartstown to E. State Rd. and west to auction or E. State Rd. east of E. Lake Rd. to auction. Watch for KIKO signs.



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

800-533-5456 | kikoauctions.com



Real Estate: Approx. 74 acres with two-story farmhouse, main level features eat-in applianced kitchen, mudroom off back of the house, formal dining room, large living room, and half bath all on the main level. Three bedrooms and full bath up. FA oil heat, vinyl siding, shingle roof, replacement windows, well and septic. Nice setting. Mature trees. Older bank barn with 8 horse stalls and 30 X 80 shed addition attached milk house. Barn is adaptable to different types of livestock. Dog kennel building with 6 kennels. All with outside concrete fenced areas.

Parcel #1: 13.5+ acres with home and building previously mentioned. Mostly open land, good for pasture or hay. Approx. 680' of road frontage.

Parcel #2: 26.9+ acres vacant land with approx. 425' frontage. Open in front, wooded in back with small pond.

Parcel #3: 33.6+ acres vacant land with approx. 746' frontage. Half open in front, wooded in back.

Note: Parcels 1-3 offered separate and together in Multi Par and sells whichever way it brings the most.

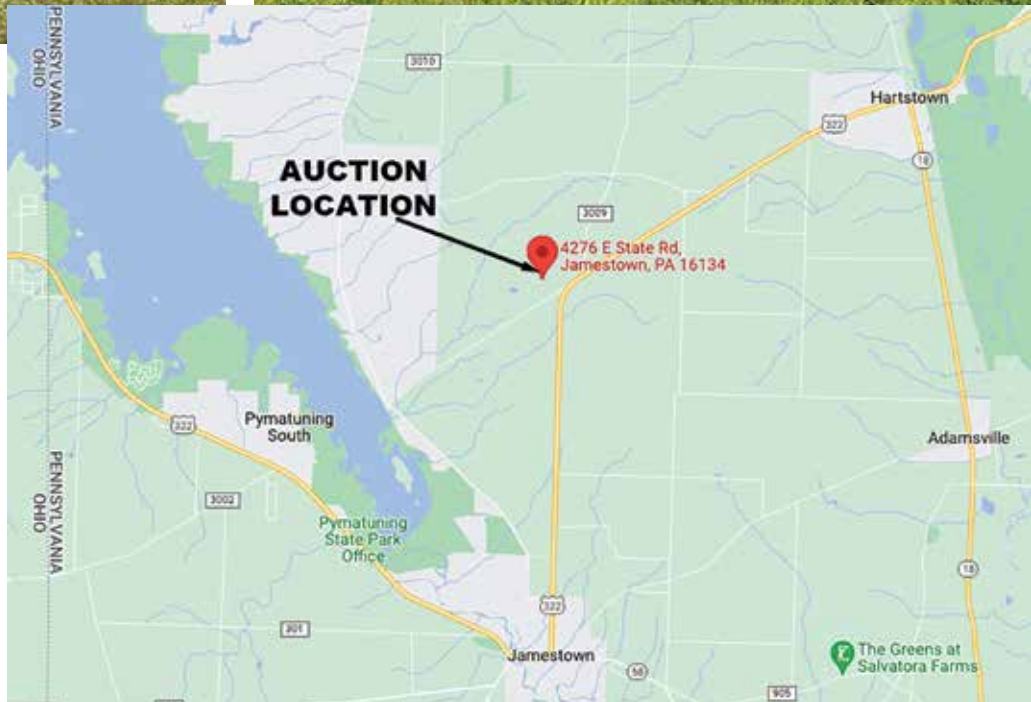
TERMS ON REAL ESTATE: 10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information 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.

Farm Misc. – Horse Tack: Cub Cadet XT1 hydro lawn tractor, 24 HP, 50" deck – lawn trailer – 6 ft. double packer/roller – 7 ft. double disc – NI ground-drive manure spreader – misc. horse tack including bridles, halters, etc. – tack box – feed pans – buckets – pitch forks – roll of barbwire – platform scales – 15-gal air comp. – walk-behind string trimmer – water trough – two wheelbarrows – Cub Cadet push mower – gas cans – pet cage – few old barn beams – 8 ft. stepladder – old wagon wheels and axles

Household – Misc.: Flatscreen TV – misc. crocks – wicker rocker – gun cabinet – dog figures – pewter mugs – early organ – loads of dishes – canning jars – kitchen 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.

Auctioneer/Realtor: Rudy W. Kiko, 330-540-2416, rudykiko@kikocompany.com, RS322138 & AU005639. Russ Kiko Assoc. #AY000170L.



Auctioneer/Realtor®
RUDY W. KIKO
330-540-2416
rudykiko@kikocompany.com

800-533-5456 | kikoauctions.com

