





AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

SATURDAY - JUNE 18, 2022 - 10:30 AM
REAL ESTATE SELLS AT 11:00 AM

11+ Acre Hobby Farm

THE WAYNE EBERLE ESTATE

Exciting Opportunity! - Ideal Homestead
 Fixer-Upper Farmhouse - Detached Garage - Bank Barn - Outbuildings
 Baughman Twp. - Wayne Co. - Orrville Schools
 Also Selling: Farm Equipment - 2003 Jeep Grand Cherokee – Tools - Misc.
 On-Site Bidding & Online Bidding Available On The Real Estate

All sells to settle the estate. Location:
18361 BACK MASSILLON RD., NORTH LAWRENCE, OH 44666
 Directions: From OH-172/Lincoln Way and OH-93/Manchester Rd. head north on OH-93 for 3.3 miles, then west on Orrville St. for 2.5 miles, then continue onto Back Massillon Rd. for .7 miles to auction. Watch for KIKO signs.



OPEN HOUSE: MONDAY - JUNE 13, 2022 – 5:00-6:00 PM

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



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REAL ESTATE: Improvements include a farmhouse with over 1,400 SF. The main floor features a laundry room, kitchen, formal dining room, full bathroom, and living room. Second story with 3 bedrooms and 1 full bathroom. New steel roof, fuel oil furnace, and full basement. Other improvements include a 24x24 detached garage/shop, bank barn, 28x35 utility shed, 14x30 lean-to, and storage shed. All on 11+ acres out in the country. Majority open land, ideal for pasture! Frontage on Huprick Rd. Home and barns in need of some TLC. Property is adaptable to a multitude of uses. Call auctioneer on how to use your current home to buy this one. Wayne Co. parcel #04-00126.000. Half year taxes are \$1,560, currently in CAUV.

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.

TRACTORS - EQUIP: IH 424 Diesel, 1 remote, Wide front - Rhino 554 Diesel, 4WD, Loader, 1 Remote - 2004 Tractor king 200 Diesel, 2wd, 353 Hrs. - Central Equip 60” 3pt Finish Mower - 3pt Cultivator - Cub Cadet Mower XTI, 46” deck – 3pt Cone Spreader – 9 ft. Utility Trailer - McCormick Baler, Parts - IH 990 7 ft. Haybine - JD Roller Bar Rake - Ford 2-Bottom Plow - Older Hay Elevator – 12 ft. Transport Disc - McCormick 75 Bushel Spreader - Huskee LT 4200 Lawn Tractor w/ 42” Deck - Hay Wagon, Rough - Parts Lawn Mowers - 3pt 6 ft. Blade - Cub Cadet 1650 Hyd., Not Running.

AUTOS - BOATS: 2003 Jeep Grand Cherokee Laredo, 4WD, Approx. 90K miles - 1978 Honda CM185, not running - MFG 15ft Boat, 40hp Evinrude, w/ Trailer - 220 Weekender Galaxy, 3.7 L Mercruiser, w/ Trailer - Go-cart.

ALSO SELLING: Vintage Nesting Boxes - Hand Tools - Power Tools - Cement Mixer - Chains & Binders - Yard Tools - Weed Trimmer - Tiller - Torch Gauges - Bolens Cultivator - Space Heater - Floor Jack - Backpack Sprayer - Scroll Saw - Shop Lights - Creeper - Stepladder - Fishing Poles - Bicycles - Cider Press w/ Grinder - Vintage License Plates - Wood Lathe - Table Saw - Vintage Sleds - Bench Vise - Chop Saw – 8-Gal. Air Compressor – Kid’s Wagons - Toolbox-es - Push Mowers - PowerMate Stick Welder - Coleman 20-gal. Air Compressor - Drill Press - King Kraft 3150-Watt Generator - Electrical Supplies - Computer Monitors – 4-pc. Queen Bed Set - Mantel Clock - Desk - Table & 4 Chairs - Mason jars - Dresser - Too Much To Mention, Anything Could 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. 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: Becky James, Executor of the Wayne G. Eberle Sr., Wayne County Probate case #2022 PB-E 000506

