





# AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

**SATURDAY - OCTOBER 1, 2022 - 10:00 AM**  
**REAL ESTATE SELLS AT 11:00 AM**

## Exciting Real Estate Opportunity!

**17-ACRE SHOW FARM**  
 Gorgeous Farmhouse - Livestock/Horse Barn - Finished Shop Bldg.  
 Majority Fenced Pasture - Excellent Location - Sugarcreek Twp. - Stark Co. - Fairless Schools  
 Live Auction with Online Bidding Available  
 Contents To Sell On-Site Only - Also Selling: Equipment - Cattle - Furniture - Misc.

Absolute auction, all sells to the highest bidders. Location:  
**12570 SANDUSKY DR. SW, BEACH CITY, OH 44608**  
 Directions: From SR-93 and 250/Sandusky Dr. take 250 west for 1.5 miles OR from Wilmot, OH take 250 east for 1.7 miles to auction.  
 Watch for KIKO signs.



**OPEN HOUSE: MONDAY - SEPTEMBER 26, 2022 - 4:30-6:00 PM**

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



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**REAL ESTATE:** Features 17 acres gently rolling land, majority fenced pasture. Improvements include a 2-story farmhouse with a ton of upgrades. The main floor of the home features a brand new Joanna Gaines-style kitchen addition completed in 2017 with stainless steel appliances, Amish-built white cabinetry, vaulted ceilings, huge butcher block countertop island that seats 10, granite countertops, pot filler, warming drawer, walk-in pantry, heated tile floor, large windows overlooking the farm, and much more! Also added in 2017 was a spacious main floor master bedroom with vaulted ceilings and French doors leading to the wrap-around porch. The main floor also includes a formal dining room, office, full bathroom, sunroom, and living room. The second story has 2 bedrooms with a spacious, all new Jack-and-Jill bathroom with a large marble walk-in shower, heated tile flooring, original claw foot tub, and dual vanity with marble countertops. The full basement, finished in 2017, includes a rustic living room with stone fireplace, heated flooring, half bathroom, and bar. Tons of charm throughout with original hardwood floors, old growth oak baseboard and trim, beveled glass French doors and windows, and high ceilings. Inviting wrap-around porch, hardscape patio with fireplace, nicely landscaped yard, and concrete drive. Other improvements include a 4-H barn with 2 horse stalls and run-in, finished and heated farm shop building, detached garage, chicken house, and fenced pasture with automatic waterers. Truly a show farm, ideal for livestock, 4-H or home-based business. If you're looking to get out in the country, this farm has it all on 17 acres! Stark Co. parcel #6702007. Taxes are \$1,341 per half year. Bank financing available to qualified bidders. Great location between Wilmot and Beach City. Call auctioneer for details on how to use your current home to buy this one!

**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 an Entirety and not to be offered in separate parcels.

**FARM EQUIPMENT:** 6 mature cows exposed to bull angus wagyu crossbred — 6 cow/calf pairs, 1 bull - Case 450 Crawler loader, shows 2,003 hrs. — New Idea 3626 manure spreader, poly floor, 2 beaters, 540 PTO — New Idea 14A manure spreader, ground driven — 10 ft. JD Transport disc — 3pt Cat 2 Backhoe w/ 2 buckets — Toyota 4FG25 propane forklift — 2010 CanAm Commander 800 — 6 ft. 3pt finish mower — Case 380 Industrial tractor, diesel — Toyota electric self-propelled pallet jacks — 3pt King Cutter post-hole digger — 7 ft. sickle bar mower — 6 Champion portable gas generators — Diesel generator, needs work — 2003 Ford E-450 Shuttle Bus, 7.3 diesel, Starcraft body — Gravely walk-behind with sickle bar mower — Craftsman lawn tractor — Billy goat walk-behind finish mower — Interstate Tag 20-ton trailer — Demolition claw, 5 tooth — Forced air propane heater — gas furnaces — fire racks — pneumatic oil tanks — power tools — Snap-On tire machine — loads of PVC fittings — Steel and plastic water well pipe — 3 Ford truck caps, fits 2016 and under — Hog roaster trailer frame, new tires — Moped — Building material — 4 Horse stalls with sliding doors — Moritz gooseneck livestock trailer, tandem steel, 24 ft. — 3pt 2-bottom plow — Horse tack and saddles — Top Brand gooseneck equipment trailer, tandem axle, 20' & 5' — Vermeer 10 wheel rake — 3pt cultivator - MF 1329 3pt, 9 ft. disc mower — Skid loader tracks — 10 ft. pull-type brush hog — calf feeders — JD 1010 gas tractor — JLG 45IC man lift, needs work — JD 112 lawn tractor — tire balancer — 4H Boxes — radial saw — power tools — scrap pile — misc. items not mentioned.

**FURNITURE:** Wayside 3-piece queen bedroom set — Farmhouse coffee table w/ 2 end tables — Solid oak dining table with 2 leaves and 5 wicker chairs — Oak glass-front cabinet — Arhaus buffet table — desk with pigeon hole organizers — 2 vintage oak rockers — 4 Amish-made black wood bar stools — Antique wormy chestnut mantel — 2 lockers — antique wicker patio set — feedback dolly — 3-piece oak desk set with file cabinet and shelf — vintage chairs — antique vanity — Powerhouse Exercise Machine WM1501 — treadmill — punching bags — Christmas decor — dishes — general household — misc. items. Selling in 2 auction rings! Bring a friend and plan to attend!

**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:** The Elliott Family

