



# AUCTION

*LEADING THE INDUSTRY SINCE 1945*

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**MONDAY – AUGUST 29, 2022 – 4:30 PM**  
**REAL ESTATE SELLS AT 5:30 PM**

## Downard Trust

**20+/- ACRES WITH QUALITY ONE-OWNER RANCH HOME BUILT  
IN 1994 – TWO-CAR ATTACHED GARAGE – 24 X 40 POLE  
BUILDING – OLDER TWO-STORY FARMHOUSE – FANTASTIC  
VIEWS – OPEN & WOODED LAND – MINERAL RIGHTS  
TRANSFER – YELLOW CREEK TWP. – COLUMBIANA CO.  
HIGHLANDTOWN LAKE AREA**

Also Selling: One-Owner Toyota Camry SLE With 15K Miles – JD Lawn Mower – Guns –  
Tools – Furniture – Stairglide – Household Goods

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

**18910 BOLIVAR RD., WELLSVILLE, OH 43968**

Directions: Take SR 39 east of Salineville and Rt. 164 or SR 39 west of Rt. 7 to Bolivar Rd. to address. Watch for KIKO signs.



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

**800-533-5456 | kikoauctions.com**





**Real Estate:** Very well-maintained ranch home built in 1997 with fully applianced kitchen with breakfast bar, dining area, living room with picture window (open floor plan), main bedroom with 2 large closets, full bath, two additional bedrooms with large closets, second full bath, main-level laundry room with washer and dryer, rear sunroom. Full basement could easily be finished, LP FA furnace, central air, breaker electric, slate pool table. Two-car attached finished garage. Covered front porch, new metal roof 7 years ago, Kohler back-up generator. 24 X 40 pole building, concrete floor, electric, 7 X 16, 10 X 7 overhead doors. Older three-bedroom farmhouse, slate roof. Corn crib/storage building. Tremendous views. Approx. 2/3 open land balance woods with wildlife. Mineral rights transfer. Divided as follows:

**Parcel #1:** 5.1 acres with all buildings. Note: Home was built with extra wide door and walk-in shower.

**Parcel #2:** 8.6 acres, 2/3 open land balance wooded

**Parcel #3:** 6.5 acres of open land in front balance wooded.

**Note: Walk the land at your convenience. Buildings shown by appointment.**

**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.

**Auto:** One-owner 2016 Toyota Camry SLE, 4 door, leather interior, sunroof, loaded, only 15K miles, Vin #4T1BF1FK7GU553247

**JD Mower – Tools:** One-owner used one season JD X390 22 HP hydro. 48” deck, 123 hrs, power steering – AgriFab two-wheel lawn cart – 48” lawn sweeper – lawn tools – few hand tools – live traps – two-man saw – alum. folding ramps – car ramps – Craftsman 8” table saw – hardware – toolbox – sockets – Ryobi battery string trimmer – Gravely 16G professional 52” mower with snowplow, tire chains, 1739 hrs

**Guns:** Mossburg mod. 500A 12 ga. with 2 barrels – Excelsior 88 double-barrel 12 ga – Browning O/U Great Citori 20 ga – Springfield mod. 511 12 ga. double barrel – Remington mod. 511 22LR single shot – Winchester mod. 9422 22LR with scope – Marlin mod. 25MN 22 mag with scope – Ruger 22 single 6 revolver with cylinder – Smith & Wesson MVP .380 mod. BG380 with laser – antique rifle

**Furniture – Household – Acorn Stairglide:** Like-new Acorn stairglide chair 2 years old mod. SL300 – sec. sofa – like-new leather lift chair – uph. lift chair – bedroom furniture – flatscreen TVs – Whirlpool refrigerator – gas grill – patio furniture – walker, shower, and potty chair – card table – Lifetime table and chairs – stepladder – several vacuums – dishes – curio cabinet – Cleveland Indians items – mod. roll-top desk – (2) gun cabinets – maple rocker – dining room table & chairs – bedding – usual household items – small Sentry safe

**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.

**Auction By Order Of:** Keith E. Downard, trustee of the Ernest E. & Leona J. Downard Family Trust

