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# AUCTION

*LEADING THE INDUSTRY SINCE 1945*

**TUESDAY - OCTOBER 25, 2022 - 3:00 PM**  
**REAL ESTATE SELLS AT 5:00 PM**

## **Brick Ranch On 12 Acres**

**24 X 40 POLE BUILDING - CHARLESTOWN TWP. - SOUTHEAST LSD**

Also Selling: Allis Chalmers Tractors - Tools - Furniture - Glassware - Collectibles  
Online Bidding Available On The Real Estate

ABSOLUTE AUCTION, ALL SELLS TO THE HIGHEST BIDDERS ON LOCATION:  
**6194 GREENLEAF RD., RAVENNA, OH 44266**

Directions: From OH-5 take Greenleaf Rd. north to property. Watch for KIKO signs.



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

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







Well-maintained brick ranch built in 1958 w/ 1,200 SF. Main level features eat-in kitchen, living room, 3 bedrooms, & full bath. Hardwood flooring throughout most of the main level. Divided basement w/ laundry, full bath, rec room w/fireplace, fuel oil hot water heat, & central AC. 1-car attached garage. 24 x 40 pole building w/ 2 overhead doors. Nice country setting on 12 acres w/ loads of white oak, red oak, pin oak, bur oak, spruce, white pines, & ponderosa pine trees. Well & septic. Parcel #05-029-00-00-018-000 & #05-029-00-00-017-000. Taxes are \$667.11 per half year. Home has been well maintained and is ready for your personal touch!

**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.

**TRACTORS & TOOLS:** Allis Chalmers WD 45 Tractor w/ Front Blade - Allis Chalmers B Tractor w/ Woods Belly Mower & New Tires - Stihl HT 101 Pole Saw - Echo PB-500T Backpack Blower - Stihl MM Tiller - Cyclone Rake - Cub Cadet GT 2544 Lawn Tractor - Whipper Walk-Behind Rotary Mower - Stihl FS 81 Trimmer - Troy-Bilt Horse Tiller - Allis Chalmers 3-Bottom Plow - Delta Bandsaw - DeWalt Power Miter Saw - Tri-Star Drill Press - Hardware - Hand Tools - Barb Wire - Ladders - Anvil - Red Wagon - Gas Cans - Sprayers - 225-Amp Battery Charger - Vises - Chains - Red Devil Spreader - Yard Tools - Lumber - Pole Saw - Electric Motor Mixer - Sleds - Lawn Roller - Steel Implement Wheels - 2 Small Utility Carts - Power Tools.

**FURNITURE - GLASSWARE - ANTIQUES:** Kneehole Desk - Maple Bedroom Suite - Records - Artwork - Thomas Kinkade "Hometown Lake" - Lamp Table - Painted Stand - Lamps - Oak Bedroom Suite - Cedar Chest - 2 Thomas Kinkade Pictures - Office Desk - Glass-Front Bookcase - Corner Hutch - Holiday Decor - Lifetime 8' Folding Tables - Amber Glassware - 2 Sets of Silver Silverware - Beanie Babies - Toys - Games - 1960s-1970s Barbie Dolls - 8mm Movies - Crayola Collector Crayon Tins - Children's Stories w/ records - Mason Jars - Rooster Decor - Servingware - China & Assorted Glassware.

**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 Sanford Living Trust, George Sanford Trustee



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