



AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

SATURDAY – NOVEMBER 12, 2022 – 10:30 AM
REAL ESTATE SELLS AT 11:00 AM

Rozsa Farm Auction!

25-ACRE FARM W/ MULTIPLE GOOD SETS OF BUILDINGS

Close To Friendship Park! - Mostly Open Tillable & Pastureland W/ Scenic Views

Smithfield Twp. - Jefferson Co. - Buckeye Local Schools

Also Selling: Clean 1-Owner Equipment!

2019 JD 835M Gator - 2018 JD X730 Lawn Mower - IH Tractors

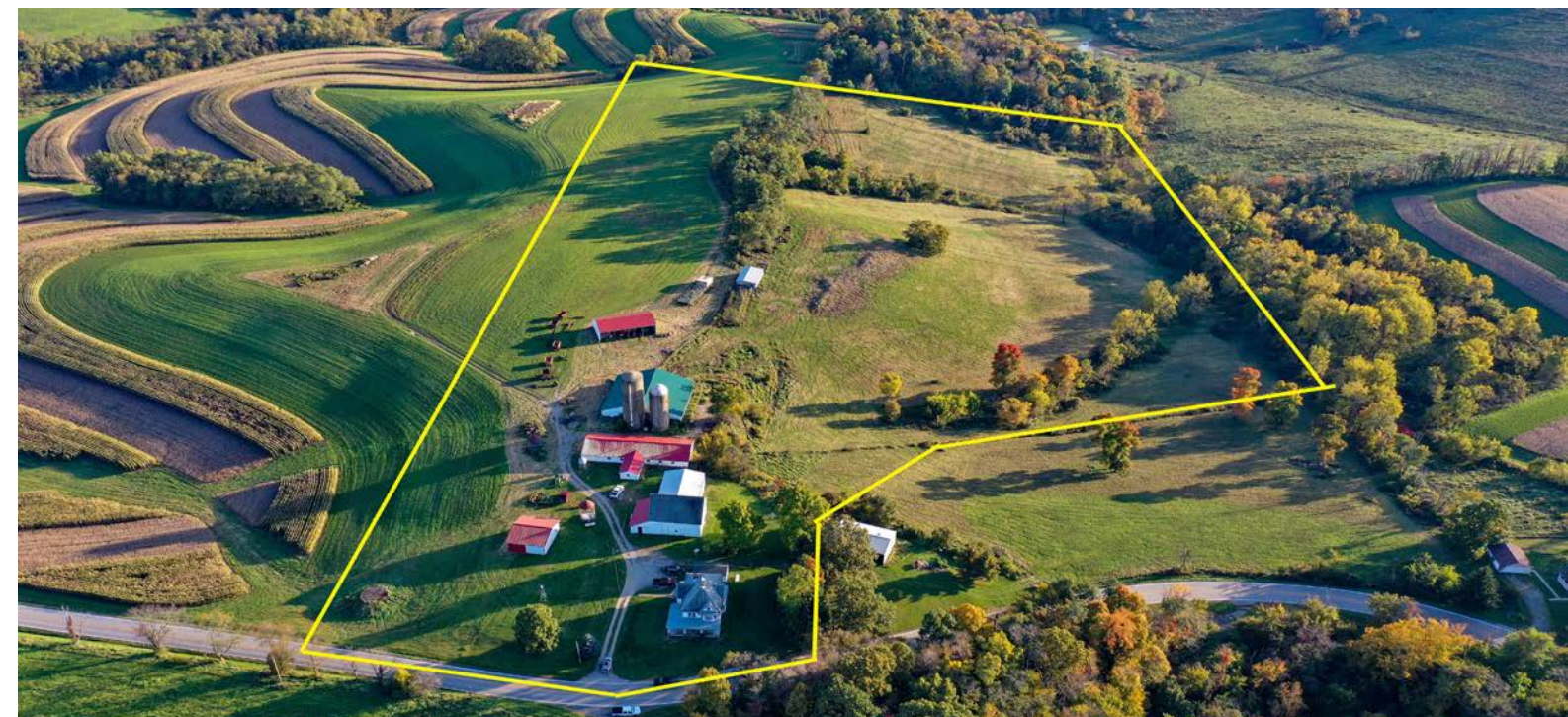
Hay & Tillage Equip. - 75 1st & 2nd Cut Inside Round Bales

Live Auction With Online Bidding Available On The Real Estate & Large Equipment!

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

11438 SR 151, DILLONVALE, OH 43917

Directions: Take RT 151 southeast of RT 22 or just NW of Smithfield, OH OR take County Road 23 south of Bloomingdale and RT 22 just past Friendship Park Lake to RT 151 and NW to auction. Watch for KIKO signs.



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



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REAL ESTATE: 25 acres of open rolling land with numerous types of buildings. Land also features nice flat tillable field and balance of land is pasture. Multiple quality buildings incl. 72'x80' pole barn set up for cattle with paddock and feed bunks, 36'x100' free-stall barn, 30'x40' flat barn with hay loft, and 12'x30' lean-to. Additional 32'x34', 36'x64', 24'x42', and 36'x48' equipment/hay pole buildings complete all needs. Spacious farmhouse featuring a kitchen with refrigerator, range, dishwasher, pantry, and half bath off the kitchen. First floor also includes a dining room, family room, living room, and foyer with hardwood floors and sliding pocket doors between rooms. Upstairs features 5 bedrooms with hardwood floors and full bath. Walkout basement with oil FA heat, 200-amp electric service, and wood-burning furnace. Trim, flooring, and timbers are original Chestnut lumber. Farm has Generac 22K watt LP backup generator servicing home and all buildings. Farm has 30K gal. water cistern plus additional cistern for agriculture use. Don't miss out on this opportunity! Farm is ideally set up for multiple types of agricultural uses incl. cattle, poultry, swine, horses, or 4-H projects. No mineral rights to transfer with the property.

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.

JD EQUIPMENT – HAY & TILLAGE EQUIPMENT - IH TRACTORS - CATTLE CHUTE - HAY - COLLECTIBLES: 2019 JD 835M Gator W/ heated Full Cab, only 99 Hrs. ,3 Cyl. Gas, Elec. Dump bed, 4x4 – '18 JD X730 Lawn Tractor W/ 60in. Deck, Only 140 Hrs. - 2012 JD 468 Silage Special Round Baler, Mega wide pickup, Only 2410 Bales - JD 337 Sq. Baler W/ Pan Thrower - 2018 NH H7320 Side pull Discbine, 9’2”Cut, Fail system - 2011 NH 258 Rola bar Single Rake - 2011 Frontier 4 Basket Tedder - Agway Rd. Bale Wagon – 16 ft. Cage wagons – 20 Ft. Skeleton Elevator - Hardi 30 Ft. 325 gal. pull-type sprayer W/ 12 Ft. Booms - 2014 JD 30 Ft. 3pt 150 gal. sprayer W/ 11 ft. Booms - 2011 14 Ft. Frontier DH 1613 Disc – 10 Ft. Woods DS120 Brush hog - LN Brush hog Post-Hole Digger - NH Feed Grinder - NI 3622 Single beater spreader - JD 7200 4-Row Corn Planter – 11 Ft. IH Disk – 8 Ft. Amco off set disk - 3 Bottom plow-Gravity wagons - NI Grain elevator - Int 886 Tractor W/Open Cab, diesel, dual remote, 540/1000pto - Farmall 544W/Open Cab, diesel, single remote – Int. 464 Tractor W/ Bush hog 3000 Loader, gas engine, shows, 2,156 Hrs., Single remote – (4) 100 lbs. suitcase weights - New 14”x38” Rear tractor rim – Kwik Way Cattle Working chute - Mira Fount livestock waterer - 1st & 2nd Cut Rd Bales (stored inside) - Craftsman Portable air compressor – 15 Ft. Galvanize Windmill – grain cleaner – cement mixer – feed bunk for creep feeder – tire chains – platform scales – yard tools – cross cut saw – Crocks - farm hardware and items – oak dining table and 6 chairs – kitchen and household wares – ant. rocker – slat-top truck – Rd. bale rings - much more!

NOTE: Auction preview for farm and equipment is Friday, November 4th & 11th from 2:00-5:00 PM.

ON-SITE CHATTEL TERMS: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard accepted. 14% 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.

ONLINE CHATTEL TERMS: Visa, MasterCard & Wire Transfer accepted. Wire Transfer required on purchases of \$2,500 or more. 10% buyer's premium on all sales. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

AUCTIONEERS/REALTORS: Wilbur “Bill” Birney, 740-317-4497 and Eugene R. Kiko, 330-495-0131

