



AUCTION

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SATURDAY – NOVEMBER 26, 2022 – 10:30 AM

Fantastic 75-Acre Horse Farm

ADAPTABLE TO ALL TYPES OF LIVESTOCK WITH QUALITY TWO-STORY HOME – 60' X 160' & 36' X 60' COVER-ALL BUILDINGS – INDOOR ARENA – MACHINERY SHED/GARAGE – 32' X 70' HORSE BARN WITH FULL-LENGTH LEAN-TO – RUN-IN SHELTERS – SEVERAL DIFFERENT PASTURES – WHITE VINYL, WOVEN & HIGH-TENSILE FENCING – HALF TILLABLE FARM-LAND BALANCE WOODED WITH WINDING STREAM & SMALL POND – MINERAL RIGHTS TRANSFER WITH FREE GAS SELLS AS UNIT – FOWLER TWP. – TRUMBULL CO.

Absolute auction, due to health reasons all sells to the highest bidder on location:

2962 SODOM HUTCHINGS RD., FOWLER, OH 44418

Directions: Take Rt. 305 east of Rt. 11 & 193 or west of SR 7 to Sodom Hutchings Rd. and south to address. Watch for KIKO signs.



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

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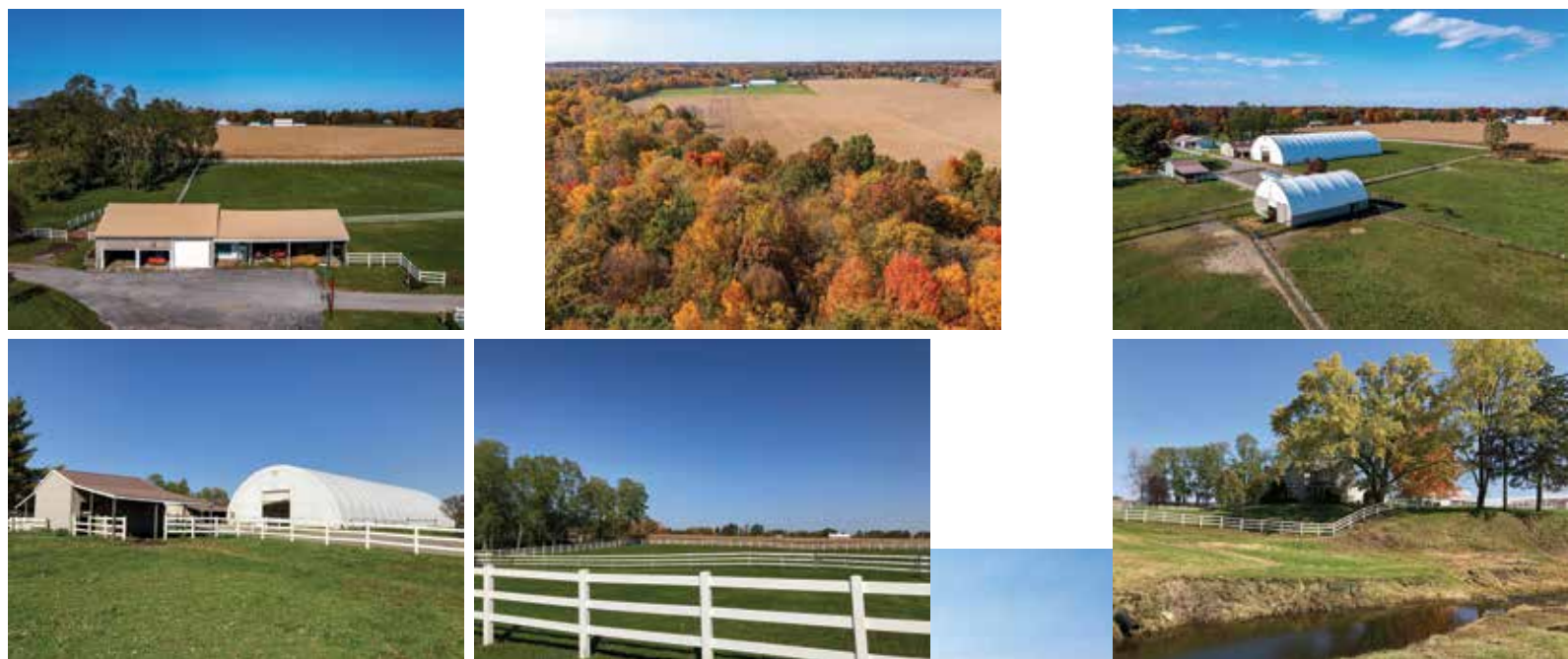


Real Estate: Beautiful 75.59-acre farm with good two-story vinyl-sided home with open floor plan, oak kitchen, SS appliances, granite countertops, center island, formal dining room and rear family room addition with cathedral ceilings, skylights, and stone fireplace with gas logs, loads of natural lighting plus living room or possible main-level bedroom or private suite, full bath, and laundry area with washer & dryer. Four second-level bedrooms and full bath, full basement under entire home with mod. FA gas furnace, CA, breaker elec., front & side porches, rear patio with vinyl Pergola and hot tub. Blacktop drive. Outbuildings include 30 X 40 garage with rear 27 X 30 run-in shelter addition and attached 30 X 45 three-bay open shed – 32 X 70 10-stall horse barn with wash bay and tack room plus 20 X 70 lean-to addition with 6 additional stalls – 60 X 160 cover-all hoop building used for indoor arena with new cover 3 years ago. 36 X 60 cover-all hoop building with 8 stalls – 24 X 24 barn with 2 stalls and (2) 20 X 24 lean-to additions plus additional 32 X 32 run-in shelter with lean-to. Most all buildings have water and electric. 2 drilled water wells, new septic system 7 years ago, vinyl, woven & high-tensile pastures with several different paddocks – 1/2 tillable land balance wooded with winding stream and small pond and trails. Mineral rights transfer with free gas. Blacktop drive. Beautiful setting. Loads of possibilities. Sells as a unit.

Note: Open house on Sat. Nov. 19, 2:00-3:30 PM.

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.

Auction By Order Of: Larry R. Reed



Auctioneer/Realtor®
RANDALL L. KIKO
 330-831-0174
 randall@kikocompany.com

