



AUCTION

LEADING THE INDUSTRY SINCE 1945

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SATURDAY – APRIL 15, 2023 – 10:30 AM
REAL ESTATE SELLS AT 11:00 AM

Billak Auction

**ONE OF A KIND – GATED 155-ACRE HIDEAWAY WITH LOG HOME - INGROUND POOL – 32 X 48 POLE BUILDING
48 X 96 HORSE BARN WITH 20 X 48 LEAN-TO ADDITION
SEVERAL FISHING PONDS – OPEN MEADOWS & WOODS
MADISON TWP. – COLUMBIANA CO. – BEAVER LOCAL SCHOOLS – MINERAL RIGHTS TRANSFER – SELLS AS A UNIT**

Also Selling: NH MFWD Tractor – JD Gator – Toro Mower – Guns – 3 Pt. Equipment – Furniture – Collectibles – Household Goods

Absolute auction, owner downsizing after 30+ years, all sells to the highest bidder on location:

43736 CAMERON RD., WELLSVILLE, OH 43968

Directions: Take Rt. 45 south of US Rt. 30 or north of Wellsville to Cameron Rd. and east to address or Y & O Rd. south of Liverpool Rd. to County Airport Rd. to Cameron Rd. and address. Watch for KIKO signs.



Auction By Order Of: Katie M. Billak



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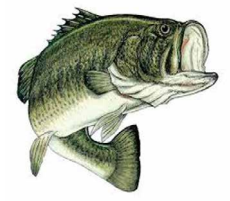


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REAL ESTATE: 155-acre hideaway with quality 2,100+ sq. ft. log home with fully applianced kitchen with granite countertops, dining room, living room, 2 bedrooms all with Brazilian cherry hardwood floors, full bath with tub & steam shower, linen closet. Enclosed foyer with 2 sets of beveled glass doors leading to new A-frame addition approx. 20 years old. Large open floorplan with vaulted ceiling, skylights, fully applianced kitchen with granite countertops and center island, living and dining area, wood burning fireplace, loft with bedroom and full bath. Full basement under entire home with finished area under addition with bar, slate pool table, outside entrance, FA heat plus elec. baseboard, breaker electric with (3) back-up generators, laundry area, drilled water well with Kinetico water system and chlorinator. Multi-level front, rear and side decks/patios. 32 X 49 pole building with electric, concrete floors. Fenced in, 20 X 40 Lazy L inground swimming pool, 48 X 96 horse barn with 11 stalls, tack room, wash bay, and overhead loft. Adaptable to many uses with 20 X 48 lean to. Several fishing ponds. Loads of wildlife. Open and wooded acreage. ATV riding and walking trails. Total seclusion. Mineral rights transfer.

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.



NEW HOLLAND TRACTOR - JOHN DEERE GATOR - TORO MOWER - 3 PT. EQUIPMENT: One-owner New Holland Workmaster 55 MFWD tractor with 615 TL loader & 930 GH rear mt. backhoe, 8 sp with reverser, 746 hrs, 3 pt, PTO - Selling separate QT 48" pallet forks - one-owner John Deere XUV 560 ES4 gas gator 4X4 manual dump, double seat, 118 act. hrs - one-owner Toro zero-turn mod. 4000 HDX mower, My Ride suspension 60" deck, Kawasaki engine, 50 act. hrs - like-new Woods BB84 3 pt. brush mower - Woods BB 72 3 pt. brush mower - Woods & Landpride 3 pt. 6' brush mowers - Landpride 5' 3 pt rototiller - Landpride 3 pt. post-hole digger - 5 X 10 utility trailer - 1993 Bison 14' livestock trailer - Troy-Bilt 27 & 33 ton horizontal or vertical log splitter - Pelican paddle boat