

# ABSOLUTE AUCTION

FRIDAY – MARCH 22, 2024 – 12:30 PM



REAL ESTATE



## SPEICHER AUCTION

4.72 Acres W/ Brick Ranch Home

10236 MANCHESTER AVE. SW  
BEACH CITY, OH 44608

### LIVE AUCTION W/ ONLINE BIDDING AVAILABLE ON REAL ESTATE

#### AUCTION HIGHLIGHTS

- Workshop W/ Lean-To Addition
- Everempori occumet qui quam
- No Zoning
- Sugarcreek Twp.
- Stark Co., OH
- Fairless Schools

#### Also Selling Online Only:

- JD "B" Tractor
- Walker Mower
- Tools
- Toys

[www.kikoauctions.com](http://www.kikoauctions.com) | 800.533.5456

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



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Scan for auction details, including directions.

Absolute Auction.  
All sells to the highest bidders on location.

## Real Estate

Property features 4.72 acres w/ nice setting. Tree line in back, pasture areas. Property adaptable as hobby farm w/ room to run. Solid brick ranch home built in 1959 with 1,652 SF living area. Updated steel roof, two-car attached glaze tile garage. Three bedrooms on main level with 1.5 baths. Large living room with fireplace. Oak kitchen and dining area leading to breezeway porch and garage. Full basement with large workshop, storage, oil FA furnace, central air, and whole house wood burner.

Outbuildings include 22'x36' workshop garage w/ 2 overhead doors, 20'x36' rear lean-to addition w/ 3 sliding doors, plus southside lean-to 10'x25' for equipment and firewood storage. Current taxes are \$1,386 per half. Fairless Local Schools. House open auction day at 11:00 AM for preview. Come prepared to buy.

## 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.

## Note

Tractor, mower, tools, toys are selling online only.

## ONLINE STARTS

FRIDAY, MARCH 15, 2024 - 9:00 AM

## ONLINE ENDS

FRIDAY, MARCH 22, 2024 - 6:30 PM

## Tractor – Tools – Toys Selling Online Only

Clean 1959 John Deere "B" (Serial #268252)  
W/ 3pt. Conversion Kit, Runs – Clean Woods  
RD 8400 3pt. Finish Mower – Walker T23  
Commercial Mower, 48" – Simplicity Mower  
– Snowblower Attachment – Speedex Garden  
Tractor – Garden Dump Cart – 12 Volt Sprayer  
– Corn Sheller – Mitre Saw – Chicken Crate –  
Grinder – Jack Stands – Hand Tools – Wrenches  
– Chains – Binders – Yard Tools – Porch Glider  
– Corner Cabinet – JD Toy Tractors – Tractor  
Seat Stool – Coffee Table – Lamps – Bedroom  
Furniture – Wood Lathe – Lathe Tools –  
Organizers – Alum. Cans – Paints – Supplies –  
Etc.

## Online Terms

Visa, MasterCard & Wire Transfer accepted. Wire Transfer required on purchases totaling \$2,000 or greater. 10% buyer's premium on all sales. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

## Auction By Order Of

Lori Scheibe, POA for her mother and father,  
Lowell & Nesta Speicher.



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REALTORS  
AUCTIONEERS  
ADVISORS

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