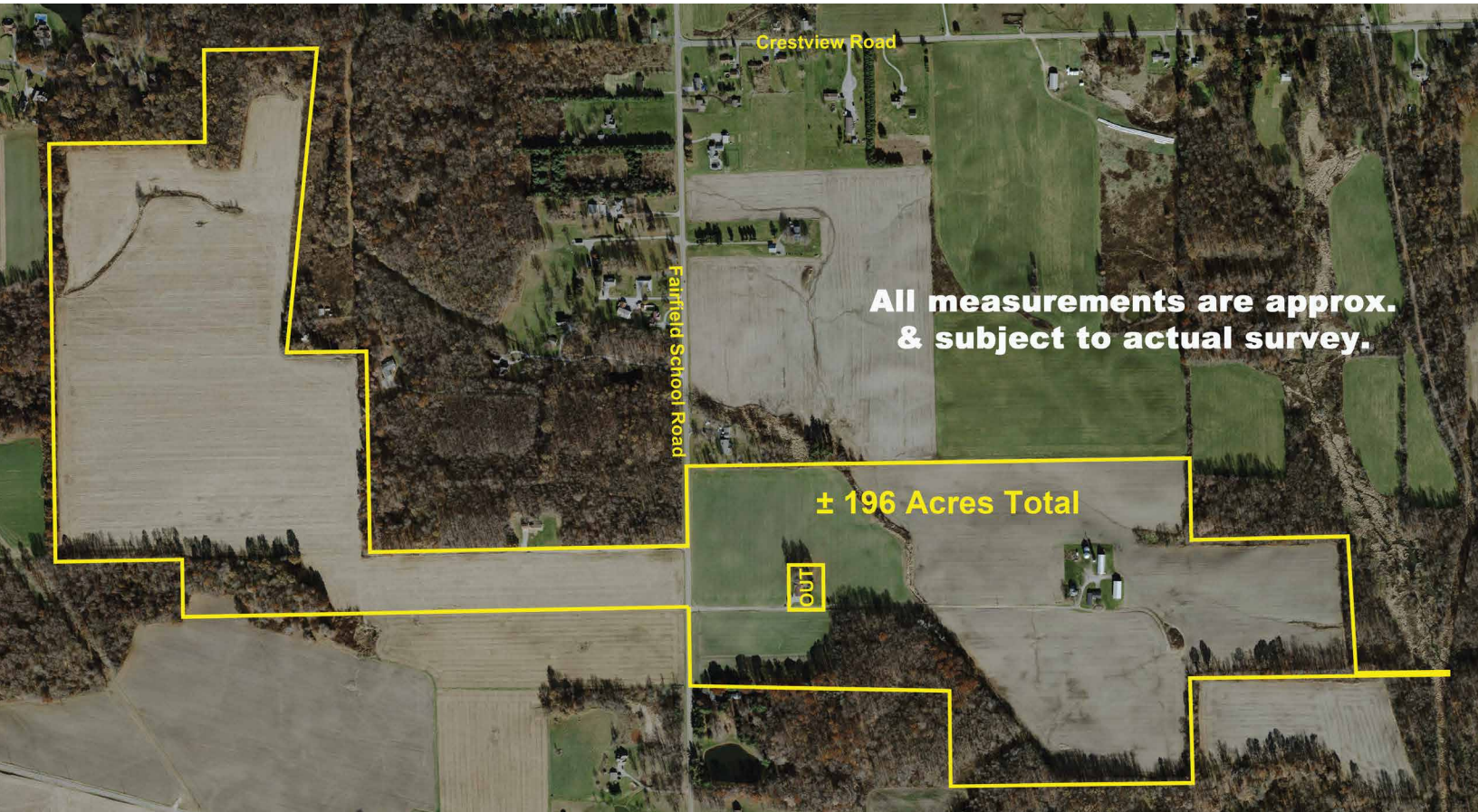


# AUCTION

WEDNESDAY, MAY 29, 2024, 6:00 PM



REAL ESTATE



All measurements are approx. & subject to actual survey.



## AUCTION HIGHLIGHTS

- Modern Grain 50,000 Bu. Storage Facility
- Drying Bins With Augers, Dryer
- 40 X 90 Pole Building
- 40 X 100 Quonset Building
- Ranch Home, Three-Car Garage
- Fairfield Twp., Columbiana Co., Crestview Schools
- NOTE: Several Producing Horizontal Gas Wells Under Farm That Are Currently In Production & Recently Drilled, Very Good Income, Seller Interest In Gas Leases To Transfer With Farm, Sells As A Unit With Mineral Rights

## REAL ESTATE

Participating in 7 deep wells. No well pad on farm. 1,512 sq. ft. ranch home built in 1976, three bedrooms, two baths, full basement, electric heat, central air, 42 X 28 three-car block foundation, shingle roof garage, 1980 90 X 40 pole building, fully enclosed, concrete, loft, 40 X 100 Quonset with concrete with updated recent single phase to three phase converters for grain dryer facility. Grain Facility: Drive over dump pit, Sukup 10,000 Bu. drying bin with stirrers, GSI 21,000 and 19,000 bins with drying floors, stairs, load in and load out augers and roof. Augers and fans all stay with real estate.

NOTE: Previous owner has life estate on home and garage. Buyer will have immediate possession to land to plant crops with deposit day of the sale.

## 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.

## COURT ORDERED AUCTION

### Good 196-Acre Farm

4524 FAIRFIELD SCHOOL RD.,  
LEETONIA, OH 44431

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

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



Scan for auction details, including directions.

Sells on location



AUCTION BY ORDER OF  
Columbiana Co. Court of Common Pleas, Columbiana Co. Case  
#2022-DR-00431



RUSSELL T. (RUSTY) KIKO, JR.  
AUCTIONEER/REALTOR  
330.495.0923  
rustykiko@kikocompany.com



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