



ABSOLUTE AUCTION

SATURDAY, DECEMBER 7, 2024, 10:30 AM
REAL ESTATE SELLS FIRST



REAL ESTATE



CHATTLES SELL TO SETTLE THE ESTATE

EQUIPMENT

International Harvester 1586 tractor, 540/1000 PTO, 9sp., 2WD; Farmall M, 2-sp. rear end, 12V, VIN #FBK282353; Farmall H; Farmall 560, diesel; 16' Moritz livestock trailer, ball hitch; Gehl 315 Scavenger II manure spreader, tandem, float tires; 244 New Idea manure spreader, tandem; 2-wheel front mount hay rake; 3pt hitch boom; light 3pt hitch blade; Hutchinson PTO auger; 14ft. IH 45 Vibra Shank field cultivator; 1,400 gal. poly water tank; fast hitch 4-bottom plows; (2) John Deere chuck wagons, forage silage, John Deere running gears; (2) older hay wagons; Snap-On mig welder; hay rake; (2) used 20.8 R38 tires; 14.9-38 duals; 18.4-38 duals; Cub Cadet mowers; and more.

ALSO SELLING

Vintage ERTL cast tractors; costume jewelry; household items including furniture, glassware, cookware, etc.; yard tools; shop tools; poly 55gal. drums; John Deere cast petal tractor w/ wagon; farm related items; and more, anything could turn up!

TERMS ON CHATELS

Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard accepted. 4% 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.

CHATEL AUCTION BY ORDER OF: Dean Squire, Executor for the Carol Ann Squire Estate, Lorain County Probate case #2024ES00358

**OPEN HOUSE: MONDAY,
NOVEMBER 25, 2024
2:00-4:30 PM**



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**68 +/- ACRES
PRIME FARMLAND
IN 3 PARCELS**

LaGrange Twp., Lorain
Co., Keystone LSD

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LIVE AUCTION WITH ONLINE BIDDING

AUCTION HIGHLIGHTS

- 1,700 Sq. Ft. 4-Bedroom Home
- 40'x80' Pole Buildings
- Livestock Barn
- Pastures, Cropland, Pond, Woods

ALSO SELLING TO SETTLE THE ESTATE

- Case International Harvester 1586
- Farmall Tractors
- 16' Moritz Livestock Trailer
- Tools & Collectibles

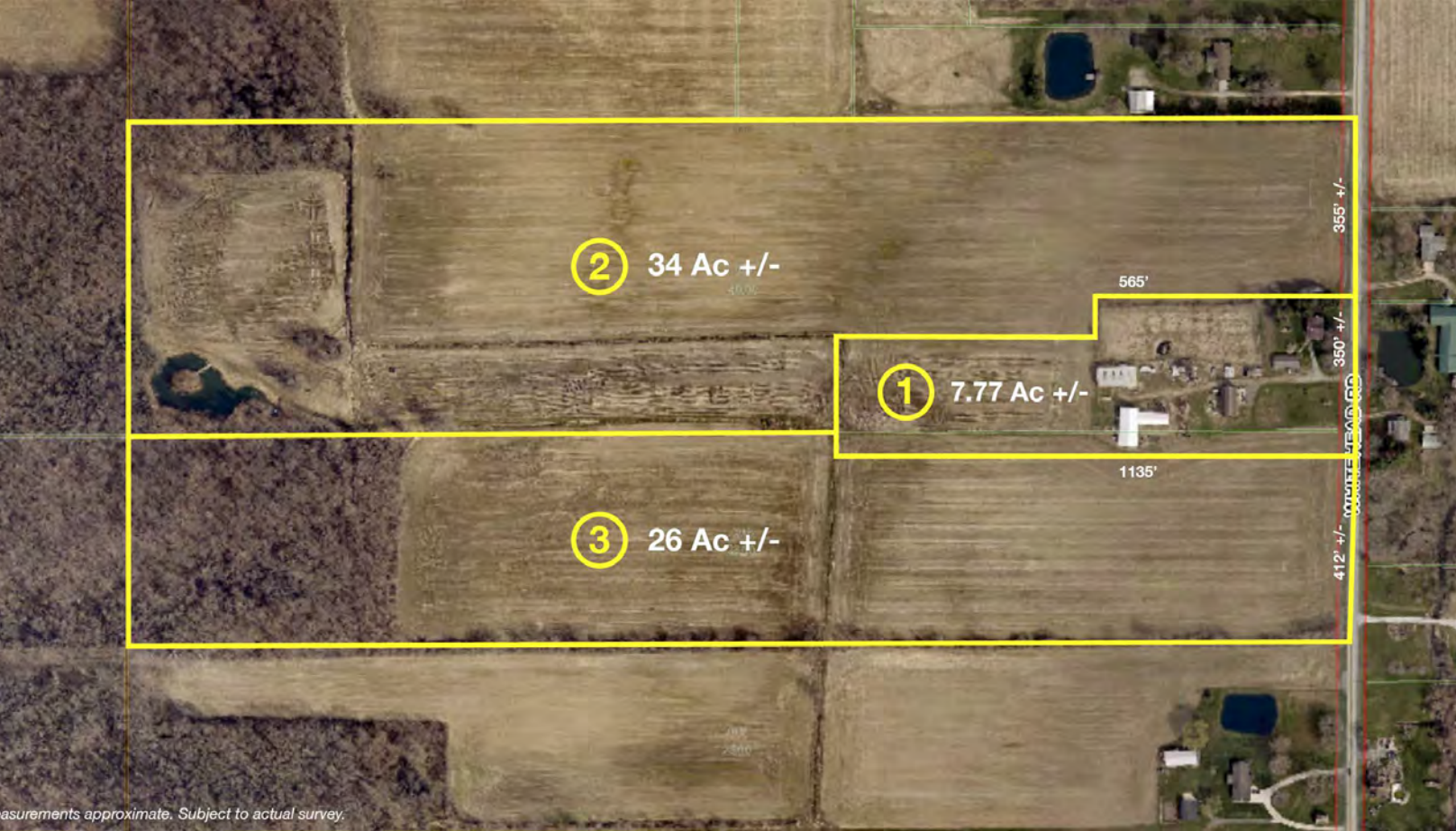


Scan for auction
details, including
directions.

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

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





REAL ESTATE

Opportunity presents a 68+/- acre farm to be offered in 3 parcels in LaGrange Township! Real estate features a 1,700 sq. ft., 4-bedroom home with views of the countryside. Home parcel boasts century barn, 40'x80' pole buildings, livestock barn, pastures and large yard on approx. 7.7 acres. Balance of property includes large tracts of productive cropland, pond, and wooded acreage. Potential for future homesites, you decide. Bring your builder and walk land at your convenience. Zoned Agricultural Residential. Buy one parcel, multiple, or all. A don't miss opportunity.

TO BE OFFERED AS FOLLOWS:

Parcel #1: Approx. 7.7 acres with home, (2) 40' x 80' pole buildings, barn, garage and pasture. Approx. 350' frontage.

Parcel #2: Approx. 34 acres. Mostly tillable land. Pond with island and wooded setting. Panoramic views. Approx. 350' frontage.

Parcel #3: Approx. 26 acres prime land. 6 acres wooded with loads of wildlife, balance tillable. Approx. 412' frontage.

NOTE: Parcels will be offered bidders choice in combinations and in its entirety through the Multi Par system. It will sell whichever way brings the most. Bank financing available to qualified bidders. Call auctioneer today for details on how to use your current property to buy at this auction. Walk land over at your convenience! Real estate is an investment you can enjoy. Onsite and online bidding available. All mineral rights owned by seller to 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 offered as a Multi Par auction and sold whichever way it brings the most.

REAL ESTATE AUCTION BY ORDER OF
Squire Family Trust, Dean Squire Trustee

