

ABSOLUTE AUCTION

TUESDAY, SEPTEMBER 8, 2026, 5:00 PM
REAL ESTATE SELLS AT 5:30 PM



34.9-ACRE PROPERTY WITH GOOD TWO- STORY HOME

3199 SR 7,
FOWLER, OH 44418

LIVE ONSITE WITH ONLINE BIDDING AVAILABLE ON REAL ESTATE

AUCTION HIGHLIGHTS

- Outstanding Opportunity!
- 24 X 48 & 28 X 42 Pole Buildings
- Beautiful 3-Acre Stocked Lake
- Open & Wooded Land With Loads Of Nature & Wildlife
- Hartford Twp., Trumbull Co., Joseph Badger LSD

Also Selling:

- John Deere Tractor
- 3 Pt. Equipment
- Garage Items

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



Scan for auction
details, including
directions.

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

REAL ESTATE

34.9 acres with well-maintained two story, home with updated vinyl siding. Approx. 1760 sq. ft. on main level with fully applianced kitchen with wormy chestnut cabinets, dining area with access to side deck with Trex decking, living room with Briar stone fireplace with wood burner insert. Formal dining room with oak woodwork and hardwood floors with built-in cabinetry & bay window. Large great room/living room with built-in bookshelves and access to screened in porch. Main-level bedroom with wood floors and private shower bath. Front foyer leading to second level open hallway, three additional bedrooms plus full bath. Full floored attic for storage. Full basement under main home with laundry area and washer and dryer, nature stone floor, updated 200-amp electric service with new wiring throughout the home. Outside entrance, FA gas furnace plus central air unit new in 2024. Attached two-car garage with half bath and Nature stone flooring. New metal roof on home and attached garage in 2024. New gutters, down spouts and gutter guards in 2019. Covered porch with large pillars. Small milkhouse with early dinner bell. 18 X 18 storage building. 24 X 48 metal-sided pole building with electric plus 28 X 42 pole building/barn with metal siding. Adaptable to all types of livestock. 3-acre stocked lake with fountain. Nice laying open farmland with approx. 12 acres of woods with young timber growth. Loads of nature and wildlife. Mineral rights transfer.

NOTE

What a place to call home. You'll like this property. Ideal hobby farm with hunting, fishing, and recreation. Call for private showing.

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.

JD TRACTOR, EQUIPMENT, GARAGE ITEMS

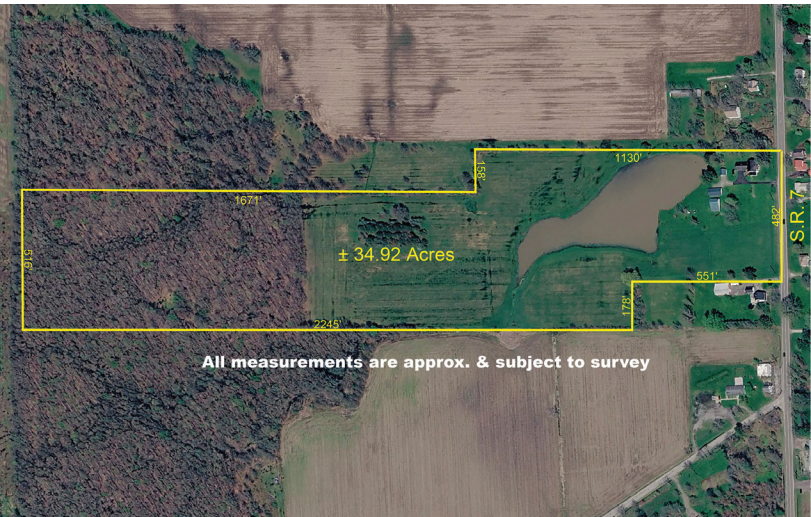
John Deere 4400 tractor, MFWD, rops, 3 pt, 3 sp, hydro, hr meter not working with JD 430 loader with bucket; 3 pt boom pole; 3 pt. 6' blade; 3 pt finish mower; 3 pt Ford sickle bar mower; cutter bar cut in half; Craftsman lawn sweeper; 300-gal. fuel tank; Conibear and foot traps; stretchers; lawn tools; Lincoln AC 225 welder; 36' lawn roller; alum. windows; farm gate; hog wire panel; platform scales; little red pull wagon; fishing poles; early fishing lures; 2-man crosscut saw; log chains; weed whip; Farmall Cub wheel weights; small table saw; tire chains; croquet set; steam trunk; beds; older folding tables; dog cage; 3 pt. bale spear; adv. metal cabinet; farm hardware; patio furniture; etc.

TERMS ON CHATTELS

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

AUCTION BY ORDER OF

Ronald J. Jakubec



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REALTORS
AUCTIONEERS
ADVISORS

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