



AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

THURSDAY – MAY 18, 2023 – 5:30 PM
REAL ESTATE SELLS FIRST

41-ACRE HIDEAWAY WITH TWO-STORY HOME - THREE-CAR ATTACHED GARAGE – SMALL POND – LONG PRIVATE DRIVEWAY – OPEN & WOODED LAND – SPRINGFIELD TWP. & SCHOOLS – MAHONING CO. – SELLS AS A UNIT

Also Selling: Few Pieces Of Farm Equipment

Owner downsizing. Absolute auction, all sells to the highest bidders on location:

**14627 WOODWORTH RD. (RT. 165),
NEW SPRINGFIELD, OH 44443**

Directions: Take Rt. 165 SE of North Lima & New Springfield or Northwest SR 14 in Unity to address. Watch for KIKO signs.



REAL ESTATE: Private 41+/- acres property with good vinyl sided, two-story home with fully SS appliances kitchen, pantry, center island with exposed beam ceiling, dining room with lots of natural light and built-in storage cabinets both with original hardwood floors with access to rear deck, main-level half bath, large family room with brick hearth and fireplace, large picture windows, also with access to rear deck. Enclosed breezeway/mud room with brick floor. Three second-level bedrooms and full bath. Floored walk-up attic that could easily be finished. Full basement under the entire house with 200-amp electric. New last fall FA furnace plus outdoor wood burner, well with softener, half bath, laundry area. Large rec room with Brunco wood burner with outside entrance needs to be finished with loads of storage. Mostly all new replacement windows last 5-6 years on main level. New metal standing seam roof 5 years ago on house and garage. Attached three-car garage with new OH doors. Small pond, long private drive with pine trees. Approx. 15 acres tillable open land balance wooded. Blackberry, blueberry, & Mulberry bushes. Garden area, small greenhouse, chicken coop, small creeks, small springhouse building. New septic system 6 years ago. Great place to live. Close to everything with loads of privacy & recreation.

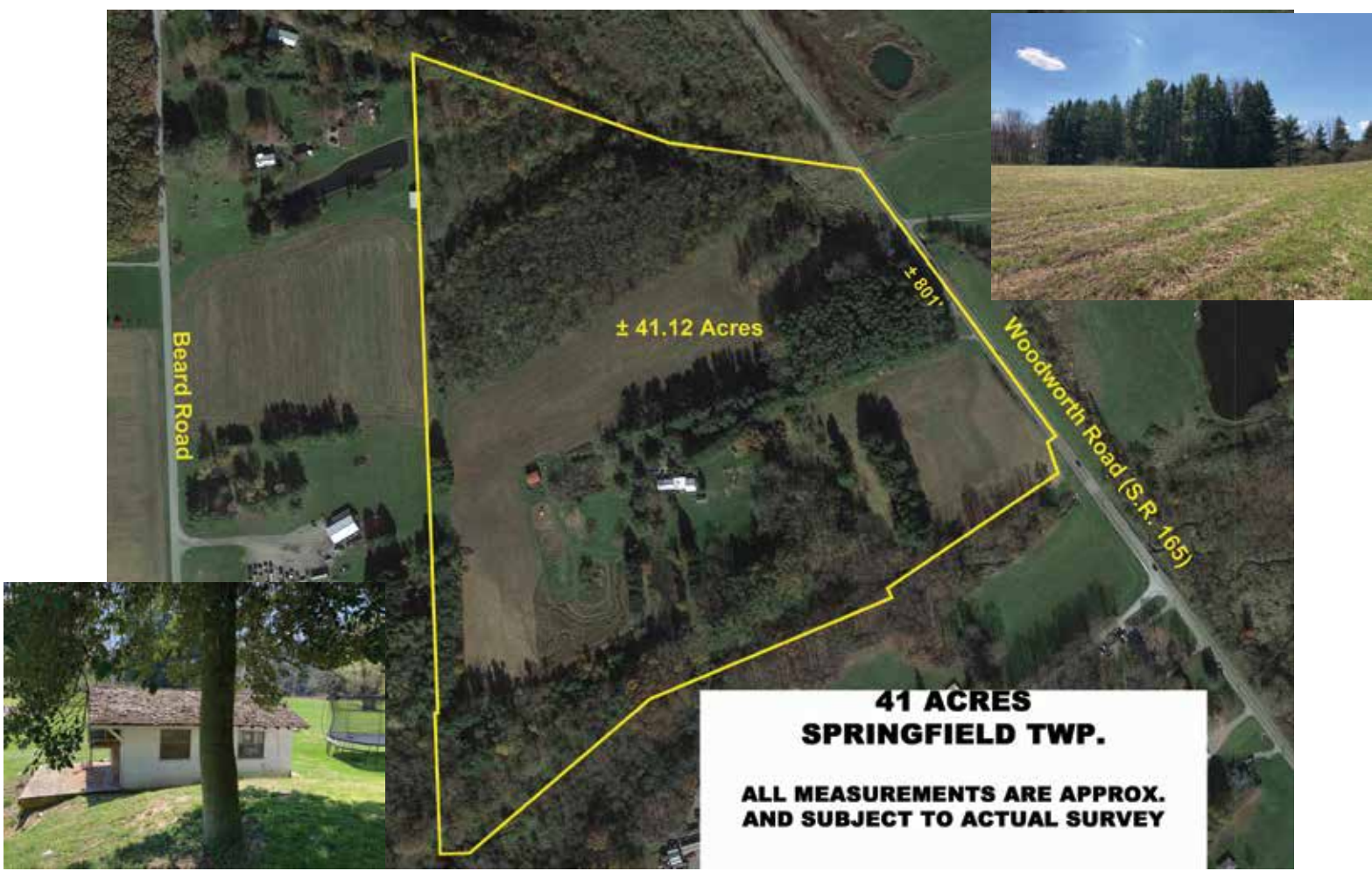
TERMS ON REAL ESTATE: 10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed.



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

800-533-5456 | kikoauctions.com





FARM EQUIPMENT: NH 477 7' haybine – flatbed hay wagon – Yanmar RS 1400 3 pt 5' rototiller – 16' trailer with fold-down ramps – Farmec galv. gravity box & gear
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: Zach & Melissa Chamberlain



Auctioneer/Realtor®
RANDALL L. KIKO
 330-831-0174
 randall@kikocompany.com



Auctioneer/Realtor®
RUSSELL T. KIKO JR.
 330-495-0923
 rustykiko@kikocompany.com