



2722 Fulton Dr. NW, Canton, OH 44718
kikoauctions.com

Wednesday – August 16, 2023 – 5:00 PM

COUNTRY HOME AND BARN ON 40 ACRES
SCENIC WOODS – FIELD
SELLS AS ENTIRETY
KINSMAN TWP. – TRUMBULL COUNTY, OH
ALSO SELLING: TRACTORS – 3PT. EQUIPMENT
TOOLS - HOUSEHOLD GOODS



Auctioneer/Realtor®
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AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

Wednesday – August 16, 2023 – 5:00 PM
Real Estate Sells First

Country Home And Barn On 40 Acres
Scenic Woods – Field – Sells As Entirety
Also Selling: Tractors – 3pt. Equip. – Tools - Household Goods
KINSMAN TWP. – TRUMBULL COUNTY, OH

Live Auction With Online Bidding Available

All sells to settle the estate on location:

7013 Morford East Rd., Kinsman, OH 44428

Directions: Take SR 7 just north of SR 87 to Morford East Rd. and go east to auction. Watch for KIKO signs.

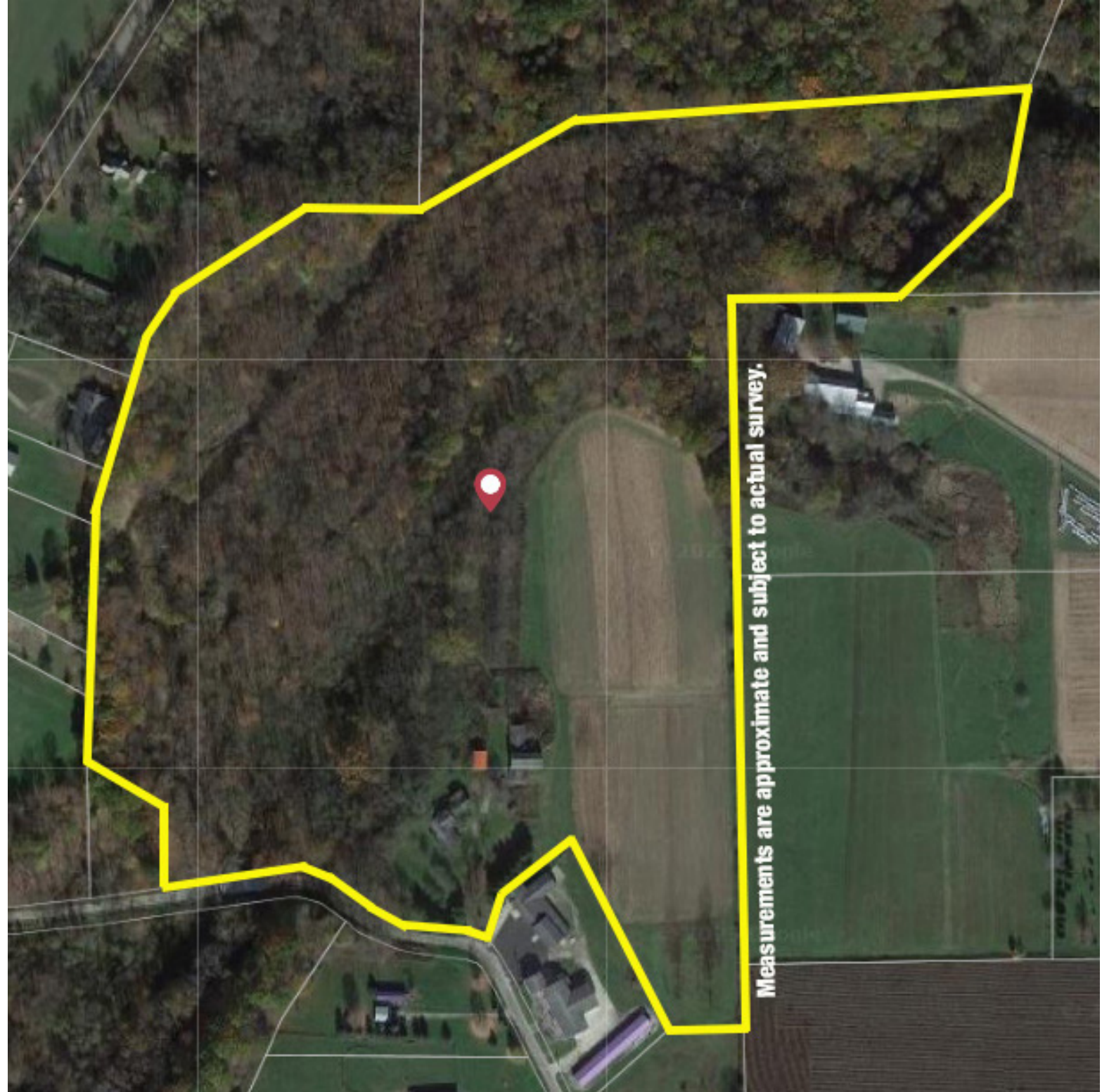


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Real estate features a two-story country homestead on 40 acres. Main floor has applianced kitchen with Corian countertops, dining area, living room, family room w/ wood stove, den, main floor landing, 1 bedroom, and a full bath. 3 bedrooms, attic storage and a half bath upstairs. Basement with oil furnace. Attached oversized 2-car garage. Originally built in 1805 and has lots of character. Outbuildings include a 24'x32' pole barn w/ sliding door, older 2-story livestock barn with old stanchions. Quiet setting with apple trees, blueberry & black raspberry. Open field/pasture and scenic woods with creek. Sells as entirety. All mineral rights owned by seller to transfer with. Joseph-Badger LSD.

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.



Selling immediately following real estate: Ford 3000 diesel tractor, 1,900 hrs. – Farmall Super A tractor – Land Pride 3pt. York rake – 3pt. box blade – 3pt. rear blade – JD 2-row corn planter, no fert. boxes – flatbed hay wagon – King Kutter 3pt. cultivator and disc – old 2bt. Plow – 3pt. post hole digger - chainsaws – log chains – lawn trailer – Cub Cadet LX42 lawn tractor – table saw – Craftsman wood lathe – shop vac – lanterns – oak machinist box – tap & die set – assorted tools & hardware – living room furniture – kitchen table & chairs – Howard Miller wall clock – KitchenAid mixer – hall tree – desk unit – bookshelves – books – china & glass – small upright freezer – iron queen size bed – dresser & chest – maple 3pc. bedroom suite – maple desk – rocker – banquet lamps – (3) twin beds – vanity – crocks – canning jars – stock pots – dress form – stereo – assorted household goods

Terms On Chattels: 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.

Auction By Order Of: Christine Chmura, Executor of the Richard Fenrich Estate, Trumbull County Probate case #2022EST1250

