



2722 Fulton Drive NW  
Canton, Ohio 44718

UPCOMING  
**AUCTION**  
51.4-ACRE FARM

ABSOLUTE  
**AUCTION**

WEDNESDAY, MAY 8, 2024, 4:30 PM  
REAL ESTATE SELLS AT 5:00 PM

51.4-ACRE FARM

4006 SELKIRK BUSH RD.,  
NEWTON FALLS, OH 44444



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REALTORS  
AUCTIONEERS  
ADVISORS

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



# ABSOLUTE AUCTION

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FARM



## 51.4-Acre Farm Offered In 4 Parcels & As Unit

4006 SELKIRK BUSH RD.,  
NEWTON FALLS, OH 44444

### LIVE AUCTION WITH ONLINE BIDDING

#### AUCTION HIGHLIGHTS

- Free Gas
- Gas & Oil Rights Transfer
- Newton Twp., Trumbull Co.
- Farmed Chemical Free For 7 Years

#### Also Selling Description:

- Tractor
- Farm Equipment
- Greenhouse
- Household



Scan for auction details, including directions.

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

www.kikoauctions.com 800.533.5456

#### PREVIEW: SATURDAY, MAY 4, 2024, 2:00-4:00 PM

Parcel #1: 10.8 acres with open beam ceiling, remodeled kitchen, and DR, LR, main-level full bath. 1870 sq. ft., two-story home with patio enclosure, deck, vinyl siding, second-level 14 X 16 master bedroom, walk-in wet room bath and shower, two other bedrooms, 11 X 14 & 12 X 14, replacement windows, free gas. 36' X 27' three-bay concrete block garage and workshop with three roll-up doors and full overhead storage. Good 35 X 45 post and beam barn with lean-to for machinery or livestock. Few fruit trees, berries, etc., wooded picnic area and woods. Possible lake site. 150-amp breakers, black top drive, dry proof basement. You'll love this one – Ideal for horses or 4-H animals. 40 X 50 greenhouse to sell separate. Good fencing on perimeter.

Parcel #2, #3, & #4. 13.53 acres each, all with nice frontage plus open farmland in front, wooded in rear. #2 has greenhouse. You'll like these parcels. Minerals transfer. Nice area.

#### 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.

#### TRACTOR, EQUIPMENT, TOOLS, GREENHOUSE, CATTLE EQUIPMENT

Ford Jubilee with loader; Farmall 504 gas; New Holland 467 haybine and one for parts; 4-bar hay rake; wagon with short sides; 3 pt. post-hole digger; 3 pt. blade; shade wagon; Kymco MXU 250 ATV four-wheeler; John Deere LX217 and John Deere grass catcher; Husqvarna zero-turn mower; Husqvarna chainsaw and others; small anvil; MTD electric-start 24" snowblower; 3 pt. rollover scraper box; 3 pt forks; boat trailer; approx. 40 X 50 hoop greenhouse with fans; large diesel port. 60,000 BTU space heater; 250-gallon poly tank; cattle waterer; small cement mixer; parts washer; 10" radial arm saw; Craftsman drill press; new chicken brooder; Delta wood lathe and tooling; Craftsman 12" band saw; 12V sprayer; 12T shop press; acetylene outfit; Lincoln electric welder; cattle head gate; gate panels; wire sheep panels and pens; mineral box with waterier; Porta power; jointer; planer; 6250 Coleman port. generator; Milwaukee power tools; sanders; 2 poly small hog feeders; round bale feeders; Locust & round treated posts; loads Hotline post; elec. & battery solar fencers; high-tensile wire; lots of fencing supplies; lettuce wash station with tub and rack; blue dump cart; wheelbarrow; plant start cabinet; child's wagon; cider press and crusher; patio stone; veneer stone; shepherd's hooks; 5th wheel hitch out of 2500 Ram; WB mowers; approx. 20 round bales 2nd and 3rd cut hay; lots of hand tools.

#### MOTORCYCLE, HOT TUB, HOUSEHOLD, ETC

2000 Honda Shadow Spirit motorcycle, 5K miles; electric kiln; like-new Nordic 4-person hot tub; 4 picnic tables; leather recliner loveseat; canning jars; 3 chaffing pans; cross box 175 lb.; QA desk; table and chairs; desk; 2 nice porch rockers; window air units; Blackstone grill; smoker; outside firepit; metal toys; TV; wood table; photography lights; stands; Kayak; Snap-On reach in sand blaster; chicken crate; pallet stone; woven fence; covered gate shelter; cooker with rotisserie on trailer

#### 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  
Mark Strader