

AUCTION

WEDNESDAY, JULY 24, 2024, 11:00 AM
REAL ESTATE SELLS AT 12:00 PM



REAL ESTATE

LIVE AUCTION WITH ONLINE BIDDING



**15-ACRE FARM WITH
RANCH HOME AND
LIVESTOCK BARN**
Guilford Twp.,
Cloverleaf LSD,
Medina County

10151 ACME RD.,
RITTMAN, OH 44270

**HOME WILL BE OPEN FOR INSPECTION
AUCTION DAY BEGINNING AT 9:00 AM**

AUCTION HIGHLIGHTS

- Parcel #1:
 - 1,642 SF Ranch Home Built In 1978
 - 9 Acres
 - 40'x48' Livestock Barn
- Parcel #2
 - 6 Acres Open And Wooded Land

Also Selling Description:

- 2014 Ford Fusion SE
- 1980 Triumph Spitfire 1500 Roadster
- Ford 2000 Loader Tractor
- International 2444 Loader Tractor

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



Scan for auction
details, including
directions.

All sells to settle
the estate on
location.

PARCEL #1

Nice 9.32-acre parcel, with ranch home built in 1978 and livestock barn. Home is nestled off road in tree coverage, back of parcel widens into gently rolling, mostly open land with approximately 5.5 acres tillable with stream running through. 40'x48' livestock barn, having 3 stalls, storage area, and equipment lean-to. Good home offering 1,642 SF living space, 3 bedrooms, 2 full baths, and one half bath. Eat-in kitchen, dining room, and living room complete the main level. Full, unfinished basement, gas FA heat and A/C, well and septic, breaker electric. Nice large back deck with gazebo, and private back deck off master bedroom. Home is in good livable condition, ready for updates. Parcel #00816D35005.

PARCEL #2

6 acres gently rolling, open and wooded vacant land parcel, offering approximately 175' frontage. Front 3.5 acres tillable land, balance wooded. Beautiful potential future home site. Parcel #00816D35004.

NOTE

Farm to be offered in parcels and as an entirety. Call auctioneer before walking land or for private showing. Home will be open for inspection auction day beginning at 9:00 AM.

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.

ALSO SELLING LIVE ON-SITE

TRACTORS/3 PT. EQ./AUTOS/GOLF CART

2014 Ford Fusion SE, EcoBoost, FWD, VIN #3FA6POHDOER275183, shows 42,440 miles; 1980 Triumph Spitfire 1500 Roadster, VIN #TDVDWAT003979; Ford 2000 loader tractor; International 2444 loader tractor; King Kutter 5ft. rototiller; 6ft. Land Pride finish mower; 5ft. drag/back blade; 3-bottom plow; 3pt. boom arm; Cultivator; (2) Hay tedder; 5ft. Brush hog; Hay rake; Slip bucket; Cutter bar; New Holland Haybine; New Holland baler; Hay wagon; 3pt. auger; 1997 Club Car, gas golf cart; Cub Cadet 102 lawn tractor.

SHOP TOOLS/HAND TOOLS/FURNITURE/HOUSEHOLD/ COLLECTIBLES

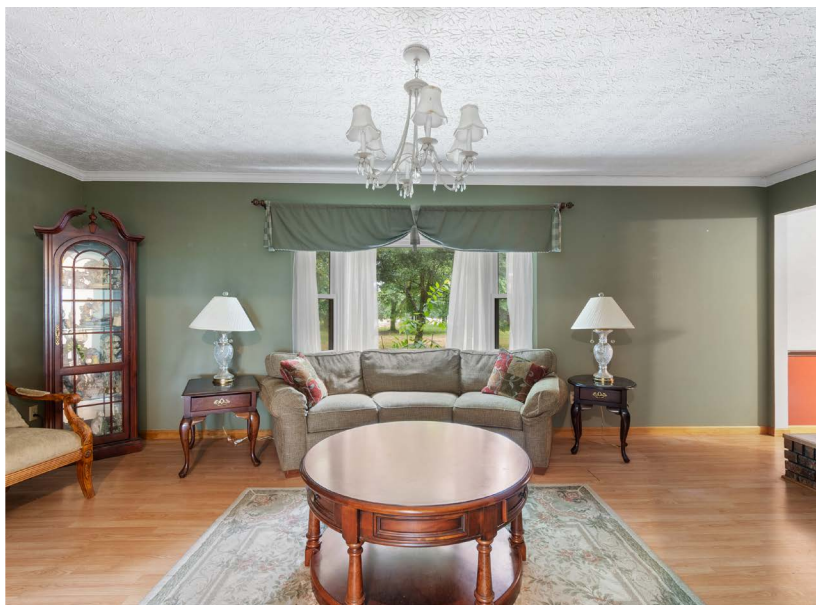
Lincoln AC/DC arc welder; Coleman Powermate 6250 generator; Craftsman stack toolbox and contents, assorted tools, sockets, misc. welding tanks and torch set; Delta planer; Hand tools; Sockets and wrench sets; Blackstone griddle with storage base; Puma air compressor; 14-inch band saw; Bench top drill press; Variety of Ryobi battery powered tools; RTC wood turning lathe and lathe tools; Ladders; Yard tools; Lumber; Power tools; Various canning supplies; (4) Sewing machines and accessories; Assorted metal cabinets and shelving; Outdoor concrete statues and lawn ornaments; Pallet racking, wire racks, metal shelves; Midea portable air conditioner; Galanz mini fridge; Speakers and stereos; Kitchen items; Howard Miller 59th Anniversary grandfather clock; Cedar chest and antique quilts; Newer model Samsung washer/dryer set; Frigidaire upright freezer; Computer desk, file cabinets, and office supplies; Electric power recliner; Pennsylvania House 3pc. bedroom set; Upholstered recliner; Power Lift mattress; Lamps and home décor; Dining room furniture, table and chairs, China cabinet, buffet; Assorted China, glassware, dish sets, bowl and pitchers, teapots; (2) Lighted curio cabinets; Foyer tables, end stands, coffee tables throughout; Upholstered sofa; Food savers, pots and pans, various kitchenware. Much more left to uncover, anything may turn up! Autos, tractors, equipment, and golf cart sell immediately following real estate.

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

Kevin Maynard, Executor of the Maynard Estate, Medina Probate case #2023-06-ES-0308



GABE COZY
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