



KIKO AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

SATURDAY - JULY 22, 2023 - 10:00 AM

14+ Acre Mini Farm W/ 2 Homes & Buildings
HARRISON CO. - GREEN TWP. - HARRISON HILLS CSD

Live Auction With Online Bidding Available On Real Estate
 Also Selling Chattels On-Site Only

Absolute auction, all sells to highest bidders on location:
45495 & 45501 OLD HOPEDALE RD., CADIZ, OH 43907
 Directions: Take SR 22 east of Cadiz, OH (turn right) south onto Bakers Ridge Rd. (turn left) east onto Old Hopedale Rd. go approx. 2 miles to auction or west of Steubenville to the Jewett/Scio exit turn left (east) on 151 approx. 1 mile (turn right) onto Old Hopedale Rd. Go approx. 5 miles to auction. Watch for KIKO auction signs!

Preview/Inspection: Wednesday - July 12, 2023 - 5:00-7:00 PM



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



Auctioneer/Realtor®
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Real estate features beautiful, well-maintained two story three-bedroom country home with attached two-car garage built in 2006. Main floor features spacious eat-in kitchen w/ island, dining table, and quality cherry cabinetry. Stainless steel appliances including refrigerator, range, dishwasher, and microwave. Mud/laundry room with half bath. Nice open floor plan dining room and living room. Upstairs primary bedroom with private full bath and large walk-in closet. Two nice size additional bedrooms & full bath. Full walkout basement w/ half bath. Wrap around porch with scenic views. Cummins 20kw home electric backup generator system fueled by propane, geothermal heating, county water, 200-amp electric service, and high-speed internet access. Great location with close access to Interstate 22, approx. 45 minutes to Pittsburgh, check it out!

Real estate also features: Three-bedroom investment home. Main level features first floor bedroom, remodeled dining room, kitchen w/ range, and bath w/walk-in shower. Family room w/ washer & dryer and bonus room w/patio access and sliding door. Full basement with garage. Updated 200-amp electric service, forced air fuel oil furnace, electric water heater and water softener system. Covered front and back patio w/rear patio ramp access. Septic with well and county water. Pole building w/ partial concrete floor w/ loft, sky-lighting, water, electric, and Brunco wood burner. Overall size 40x48x12 w/ 2-12x12ft sliding doors. All situated on 14+ acres of open and wooded land with marketable timber, stream, nature, loads of wildlife, and paths throughout the property. Gas/oil rights reserved. Sells as a unit.

Auctioneers note: Family owned/enjoyed past 50-plus years! Great place for hunting, recreation and raising livestock for 4H and FFA Fair projects. Call auctioneers to walk/view property and how to use your current home to buy this one.

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.



Collector Vehicles - Honda ATV - Vintage & Primitive Items - Farm Equipment - Tools: 1978 Chevy Cheyenne C-20 Camper Special Pickup, 350 Engine, Auto Trans, 2wd, 76,015 Miles, 8200 GVW, Original Paint, Family Owned - 1972 Pontiac Luxury LeMans Coupe Turbo 400 W/ 4 Bolt Main 350, Auto, 74,686 Miles - 2004 Honda Accord Sedan, Pwr Windows, Locks, 4dr, Sunroof, 296,879 Miles - Chevy Car parts - Corvette Hubcaps - One Owner 2004 Honda Rincon ATV W/ 60" Moose Snowplow & Winch, Electric Shift, 1,265 Hrs - Fimco 12volt - 15-Gal Sprayer - Vintage Pepsi - Cola Vendorlator Pop Machine(working) - Vintage Hobert Coffee Grinder - Mail Pouch Thermometer - Nice Hillcrest Dairy Clock - Belding Bros Spool Cabinet - International & Fairbanks Hit&Miss Engines - Vintage Small Engines - Early License Plates - Steel Wagon Wheels - 6 Ft Ford Rear Blade - 11 Ft Horse Drawn Steel Bar Rake - 24 FT Skeleton Elevator W/Gas Engine - Ottawa Super Chief Post Hole Digger 12" Bit (Parts) - 3 Pt Lift Pole - Electric Sewer Snake - Slip Scoop - Craftsman Lawn Sweep - Steel Yard Roller - Dump Cart - Lawnboy Pushmower - Pneumatic Greaser - Craftsman Floor Jack - Assorted Tools - Paint Spray Guns - Gas Cans - Sears Air Compressor - Extension Ladder - Loads Of Hardware - Yard & Hand Tools - Primitive Tooling - Deer Tree Stands - More

Jewelry - Furniture - Collectibles - Musical Instruments - Glassware: Gold, Sterling & Costume Jewelry - Nice Oak 12 Gun Cabinet - Antique Stack Bookcase - Curved Glass Curio - Quarter Sawn Server W/ Mirror - Secretary - Hoosier Style Cupboard - Dining Table W/ 6 Chairs - Dinette W/ 4 Chairs - Upholstered Sofa And Chair - Chest Of Drawers W/ Mirror - Empire Style Chest Of Drawers - Slant Top Trunk - 2pc Oak Bedroom Dresser Set - Hall Tree - Metal Cabinets - Lamps - Singer Sewing Machine - Elliptical Machine - Schwinn Bicycles - John Deere Collector Items - Mickey Mouse Items - Clown Figurines - Trains - Banks - Harrison & County Books - Collector Pins, Stamps, & Plates - Local Milk Bottles - Collector Baskets - 8 pc Temptations Dish Set - Crocks Jugs - Gal Wash Tubs - Cigar Mold - Glassware Including Milk Depression, Carnival, And Pattern - Banjo - Violin - Canning Jars - Usual Kitchen Items - Anything May Turn Up!

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: Ellis and Donna Fulton

