



AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

Friday – September 29, 2023 – 10:30 AM
Real Estate Sells At 12:00 PM

Ranch Home On 7.55 Acres **40 X 48 POLE BUILDING – NICE COUNTRY SETTING – POND**

Also Selling: 1999 Dodge Ram 2500, Diesel W/ 39k Miles
Massey Ferguson 165 Loader Tractor – Trailer – 3 Pt Equip - Tools - Farm Items - Scrap Iron
Live Auction With Online Bidding Available On Real Estate Only

Family inherited property. Absolute auction, all sells to the highest bidder on location:

3371 Biltz Rd., Kent, OH 44240

Directions: TAKE BILTZ RD. SOUTH OF TALLMADGE RD. OR NORTH OF OLD FORGE RD. WATCH FOR KIKO SIGNS..



Measurements are approximate and subject to actual survey.

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

800-533-5456 | kikoauctions.com





Real Estate: Portage County parcel #32038000011000 & 32038000010000 features a nice ranch home situated on a beautiful 7.55-acre country setting. Mostly wooded lot with 40x48 pole building, small pond, and plenty of room to expand. Home was built in 1963 and has approx. 1,052 sq. ft. The main level has kitchen with dining area, living room with brick wood burning fireplace and sliding doors to the backyard, three bedrooms (all with hardwood floors), full bath and additional 1/2 bath off the kitchen. Full unfinished basement with breaker electric, wood burning furnace, oil furnace and electric heat pump with A/C. House has a two-car garage, vinyl siding and good shingled roof. Total real estate taxes are \$1,513 per half year. Great property with loads of potential, take advantage. Home needs updating and painting to your taste.

Property will be open on September 28th at 12:00 PM for inspections. Call Jeff Kiko with any questions on how to buy.

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.

Truck - Tractor - Equipment: 1999 Dodge Ram 2500 Laramie SLT, Cummins Diesel, 4x4, long bed, automatic, 24 valve turbo with only 39,522 miles - Massey Ferguson 165 diesel loader tractor, shows 1600 hrs. - 1982 Butler Equipment trailer, 10,000 GVW, tilt, 16' tandem axle - Dodge Ram fiberglass truck cap - Simplicity 23 hp, 54" lawn mower - John Deere 111 lawn mower - Craftsman Gt5000 22 hp lawn mower - Craftsman 8.5 hp chipper/shredder - Dayton 10,000 watt generator, 20 hp - 4 lawn mowers (not running) - 3pt post hole auger - 8' truck rack - portable PTO buzz saw - 3pt double disc - 10' spike tooth drag - 3pt 4' brush mower - 3pt blade - pull type 8' cultipacker - 3pt harrow - 3pt sickle bar mower - small shop press - Milwaukee portable band saw - lg. pipe wrenches - chain binders - Stihl TS360 AVS cut off saw (been sitting) - Buffalo metal band saw - lg. coil cable - tractor tire chains - Troy-Bilt sickle bar mower, 5hp - Ridgid pipe stand and tools - hand saws - hand tools - hardware - loads of scrap iron - SUN tune up testing kit - torch set - Troy-Bilt Horse Rototiller (been sitting) - C clamps - power tools - chainsaw sharpener - sears table saw - yard tools - lg wood stepladders - vise Furniture - Antiques - Misc: Full size bedroom suite - 2 drawer file cabinets - sofa tables - end tables - galv. tubs - platform scales - misc. farm items - vintage Frigidaire refrigerator - fishing misc. - CB Radios - Land Command SBE radios - good washing machine - All Night cast wood stove - lg. Cow dehorner - industrial lights - tree climbing spikes - Marten houses - vintage fans - old Chevy tailgate - two rolls of new garden hose - jars - records - kitchen items - 2014 LG Smart Drum washing machine - etc.

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: Roger & Connie Dishong & Family



Auctioneer/Realtor®

JEFF R. KIKO

330-206-1079

jeffkiko@kikocompany.com

800-533-5456 | kikoauctions.com

