



AUCTION

LEADING THE INDUSTRY SINCE 1945

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WEDNESDAY – MAY 17, 2023 – 3:30 PM
REAL ESTATE SELLS AT 5:00 PM

FARMHOUSE AND OUTBUILDINGS WITH 41 ACRES - OFFERED IN TWO PARCELS – 56 X 96 POLE BUILDING – 30 X 40 BARN 40 X 22 SHOP - ASHTABULA CO. - ANDOVER TWP.

PYMATUNING VALLEY LSD - ONLINE BIDDING AVAILABLE

JD 2150 Loader - Ford 6700 - Rare Massey Ferguson "40" - Hay Equipment
Polaris Ranger - Farm Primitives - Furniture

After 22 years owners downsizing and moving closer to family. Absolute auction, all sells to the highest

bidders on location: **6522 STATE ROUTE 7, ANDOVER, OH 44003**

Directions: SR-7 south of Andover or north of US-322 to property. Watch for KIKO signs.



REAL ESTATE features three-bedroom farmhouse and outbuildings on 41 acres. Home is 1,443 sq. ft. with vinyl siding, metal roof, covered back porch, laundry and mudroom area, painted kitchen, dining room, front living room, and family room addition. Main-floor bedroom and shower bath. Two bedrooms up. Walk-out basement, outdoor wood burner or oil heat, breaker electric, well and septic. All buildings built by current owner, steel roofs/siding and electric. 40 X 96 clear-span pole building with 16 ft. lean-to. 40 X 22 shop with 3 sliding doors, 30 X 40 barn and garden shed with covered area for wood storage. Divided as follows:

PARCEL 1: Home and buildings with 10+ acres. 285 ft frontage.

PARCEL 2: 30.5 acres tillable land with 370 ft frontage. Possible organic use, no herbicides in 20 years.

Shown by appointment or open sale day 2 PM.

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.

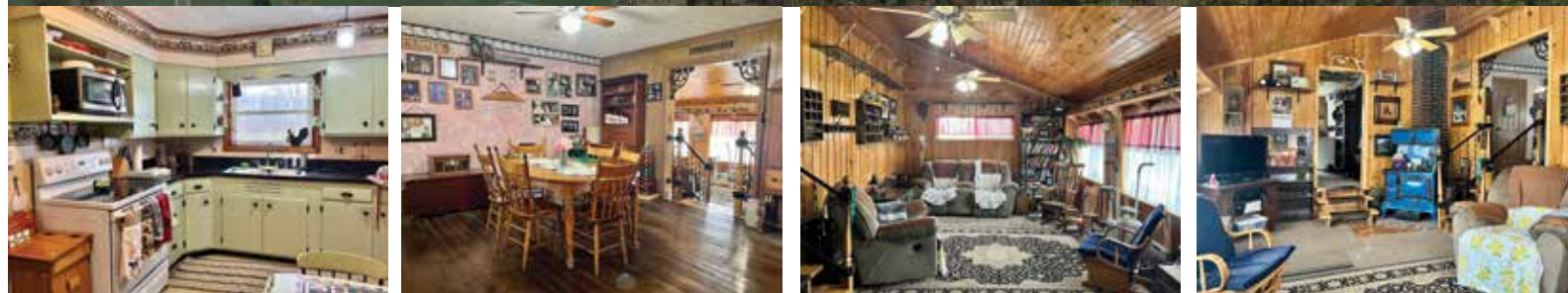
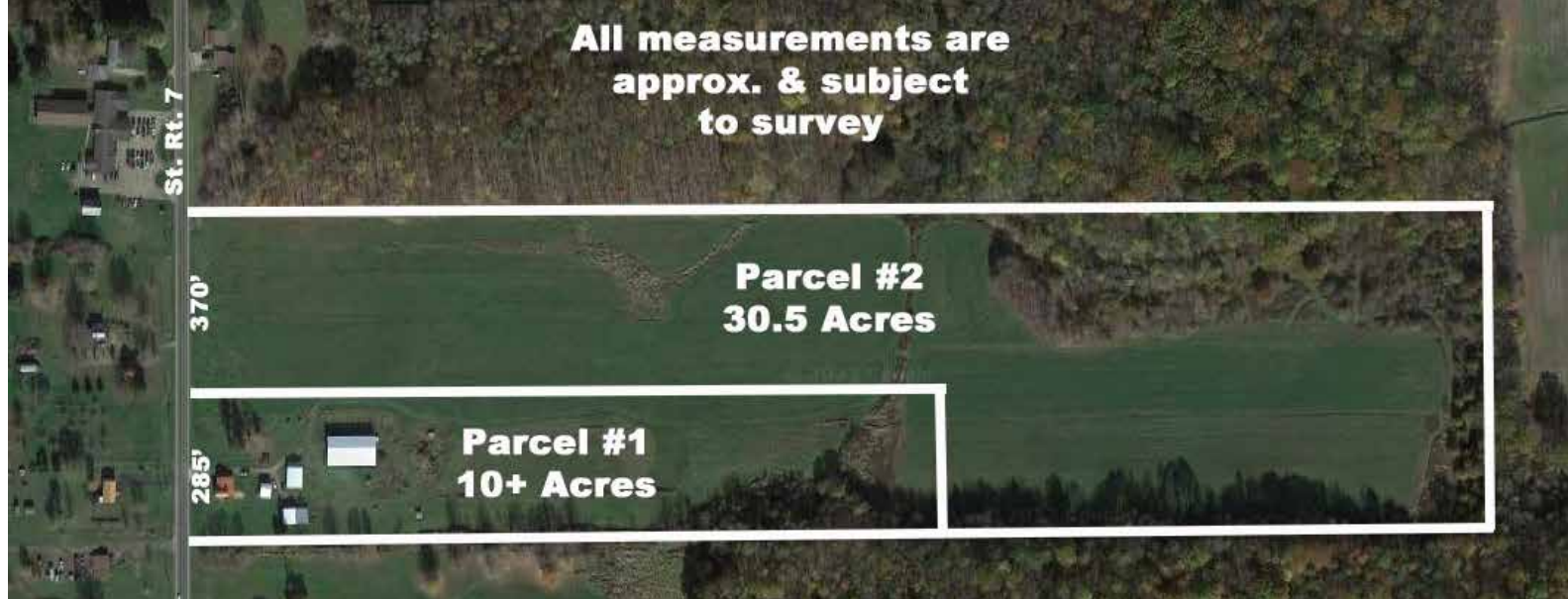


Information is believed to be accurate but not guaranteed. KIKO Auctioneers

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All measurements are approx. & subject to survey



TRACTOR - FARM EQUIPMENT: JD 2150 diesel with JD loader, 3500 hrs - Ford 6700 diesel, WF, 3 pt - rare Massey Ferguson "40" WF 3 pt. - AC WD "45" WF - Case 850 dozer - Polaris Ranger 4X4 - JD 1219 9' haybine snub guard - NH 258 hay rake - JD 2R pull-type corn planter - 13-hole disc drill with hyd. lift - JD 14T PTO hay baler - Ford PTO hay baler - 3 flatbed hay wagons - Krone 250B 4X4 round baler - Kverneland round bale chopper - Oliver #5 one-row corn picker - 3 pt 3X14 plow - JD 2B drag plow - 2B 3 pt plow - Ford trans 8' disc - IH cultimulcher - single cultipacker - gravity box - fodder cutter - grist mill - corn sheller - 7' 3 pt rear blade - AC back blade - AC 2B plow - JD #2 HD sickle mower - Pioneer Forecart with shaft and tongue - 5' pull-type brush hog - Cub Cadet LT1554 54" deck, hydro - Lincoln 225 arc welder - acetylene outfit - Husqvarna 455 & 55 chainsaws



ANTIQUES - FARM PRIMITIVES - COLLECTIBLES - ETC.: Oak rolltop desk - ant. wardrobe with mirror - 3 pc. oak bedroom set with bed, serpentine dresser with mirror and tall chest - 3 surge SS pail milkers - SS bucket milker - several grapple hay hooks and carrier trollies - Trip Litter carrier with rail - cream separator - wooden washing machine - 8" blower - double brass bar scales - lanterns - bull staff - milk bottles and carrier - wooden water pump - Clean Easy Ben H Anderson model ES dual elec. port milking machine - small milk cans - wood stanchion - cow bell - cast-iron tractor seats - iron wheels - Coba thermometer - walking plow and horse-drawn plow - horse tack - 2 sets draft horse harness - box stove - early cookstove - wood block plane - pullies - grain cradle - Hot Blast air-tight wood stove - B & D arm saw - 2 hit and miss engines both need attention - misc. power and hand tools - hardware - lumber - 4' Zimmerman pipe gates - lots of T-posts and Hotline posts - several ladders - 300 bales 1st cut hay - some misc. household - Join us!



TERMS ON CHATELS: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card accepted. 14% 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: Perry & Mayme Millard

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