

AUCTION

SATURDAY, JULY 12, 2025, 9:30 AM
REAL ESTATE SELLS AT 11:00 AM
HEAVY EQUIPMENT AT 12:00 PM



REAL ESTATE



LIVE ONSITE WITH ONLINE BIDDING AVAILABLE ON REAL ESTATE & LARGE EQUIPMENT

AUCTION HIGHLIGHTS

- 46.5-Acre Farm With 3,426-Sq.-Ft Brick Home
- Pool
- Good Bank Barn
- Two Steel Shop Buildings

Also Selling

- Two Like-New John Deere Tractors
- Dump Truck
- Excavator
- Farm Equipment

REAL ESTATE

3,426 sq. ft. home built in 1995. All brick foyer entry with laundry room, access to garage, kitchen and patio/pool area, applianced kitchen with Corian countertops, hardwood floors, oak cabinets, bar, breakfast nook, formal dining room, living room with propane fireplace and brick mantel, second living room with French doors, skylights and bow window. Half bath off the kitchen, main-level master bedroom with full bath, garden tub and shower, & walk-in closet. Three bedrooms and full bath up. Covered wrap around porch. Rear concrete/brick patio with 20 X 40 inground pool and pool house. Two-car attached garage with access to basement, unfinished 12-course block foundation with geothermal heat/AC, 200-amp breaker, storage room above garage. Long asphalt, private drive off Clarkson Rd. Home has a whole-house Generac propane back-up generator. Recent new standing seam metal roof. Private well and septic.

JAMES D. BOWERSOCK ESTATE

High-Quality Farm &
Equipment

46675 CLARKSON RD.,
ROGERS, OH 44455

www.kikoauctions.com | 800.533.5456

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



Scan for auction
details, including
directions.

To settle the
estate, all sells on
location



Farm buildings/improvements are off a separate driveway on Clarkson Rd. and include (2) 40 X 96 3-sided steel frame buildings, each with 4 bays and concrete, one bay is enclosed and heated shop with water, 14 ft. overhead door. Block foundation 36 X 52 bank barn with 18 X 42 lean-to addition, lower level is concrete, set up for cattle with water and access to pasture. Large, stoned driveway and turn around area for access to both buildings and barn. 46.5 acres total with hay fields, pasture and woods. Approx. half tillable farmland. Mineral rights do not transfer. Farm offered multi par. Divided as follows:
Parcel #1. 9.8 acres with one-owner home mentioned above. Very secluded setting with terrific views.
Parcel #2. 15.9 acres with all farm buildings mentioned above. Great set of buildings. Separate electric. Build your own home or convert one into shop home.
Parcel #3. 8.2 acres with great building site. Rolling pasture and woods.
Parcel #4. 12.5 acres of land. 400’ frontage, nearly all open tillable land. Fantastic views.

NOTE: Maps at site or visit us on the web. Buildings shown by appointment or at open house on real estate Mon., July 7, 4:00-6:00 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.

TRACTORS, TRUCK, EXCAVATOR, SKID STEER, COMBINE, MOWER, ATV
2023 John Deere 6140M, 4wd, power quad w/ LH reverser, 480/70R38 rubber, only 252 hrs, 8 ft weights, 3 remotes, one owner, sn: 1L06140MEPG194606; 2023 John Deere 6120M with 600R loader, bucket & 460/85R38 rubber, power quad w/ LH reverser, 4 WD, one owner, 65 hrs, sn: 1L06120MKPK191860; Case IH Axial flow combine, hydrostatic, 4 WD, 5439 engine hrs, sn:017212; Case IH 863 6 RN corn head; 2007 International 7000 dump truck, 20 ft Scott alum dump, swing and grain gate, roll tarp, dual tandem, 7 spd spicer trans, 247,208 mi, Cat C11 alert engine, air brakes vin: 3HTWYSAR67N481632; CAT 305Ecr excavator, hyd thumb, blade, 16 in, 12 in and ditch buckets, extra set of new rubber tracks sell with, sn: CAT0305EKXFA00568; CAT 242B3 skid steer, aux hyd, 1632 hrs, hyd QT, sells with bucket; Toro Z Master diesel zero-turn commercial mower, 60 inch cut, 663 hrs; Honda Rincon ATV, auto, 4x4; Attachments: General 671 QT post-hole digger with auger

PLANTING & TILLAGE

Great Plains Turbo Max 1000 TM turbo till vertical tillage tool, very good; John Deere Max Emerge II 7200 6 row corn planter, 30-inch, liquid, with Unverferth coulter cart, sn: H07200E208560; John Deere 950 15 ft. cultimulcher, needs work, 3 pt 6 ft AGT tiller: 300-gal. crop sprayer with PTO pump; 3 pt cone spreader; Taylorway 5-shank chisel

TRAILERS

2017 Moritz tandem, 6 X 10.5 dump trailer with ramps and double swing doors, 2 ft. sides; 2021 Diamond C deck over trailer, bumper pull, 8 X 14 with 4 ft tail and ramps; 7 X 14 homemade stock trailer
HAY EQUIPMENT, BRUSH HOG, MANURE SPREADER
John Deere Moco 630 discbine with impeller; Pottinger HIT 454T 4-star tedder hyd fold; Pequea HR939 rotary rake; New Holland 654 round baler, net wrap, 4958 bales; Pequea 646 round bale wagon; John Deere 1517 15 ft batwing brush hog; Frontier MS1117 manure spreader w/ slop gate, like new
CATTLE CHUTE, GATES, HAY
Priefert squeeze chute with pulp cage; Priefert gates, 7 total including curved gate and swing; (30) 4 X 5 net, dry 1st crop, stored inside
TOOLS, HARDWARE, MISC

300-gal fuel tank; loads of tools; wrenches; sockets; bolt bins; (4) 4 ft X 20 ft. 1.5 thick steel plates; tire machine; upright air compressor; power tools; toolboxes; bench grinder; power washer

AUTO

2014 Kia Sorento SW gas 4 door auto loaded, Vin SXYKT3A67EG467809

HOUSEHOLD, FURNITURE, MISC

Misc. furniture; general household and kitchen items; 250+ Longaberger baskets; wine rack; exercise equipment; deer camera; hunting camo; hard cases; blue stoneware; copper boiler; graniteware; several whitetail head mounts; oak table with chairs; oak DR furniture; etc. Nice clean sale! Join us. Preview on July 11, 2:00-4:00 PM.

ONSITE TERMS

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.

ONLINE TERMS

Visa, MasterCard, and Wire Transfer accepted. Wire transfers required on invoices over \$2,000. 6% buyer’s premium on all sales. Information is believed to be accurate but not guaranteed. Multi par auction process may be used.

AUCTION BY ORDER OF

Karen Bowersock, executrix. Columbiana Co. Case #2025ES00148



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REALTORS
AUCTIONEERS
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