

ABSOLUTE AUCTION

SATURDAY, JULY 5, 2025, 10:00 AM
REAL ESTATE SELLS AT 11:00 AM



REAL ESTATE



THREE-BEDROOM RANCH STYLE HOME

17732 ST. RT. 45,
WELLSVILLE, OH 43968

AUCTION HIGHLIGHTS

- Selling For The Family Of James & Nancy Henry
- 34 Acres With Tile-Brick Three-Bedroom Ranch Style Home With Walkout Basement
- Madison Twp., Columbiana Co.
- Offered In Five Parcels & As Unit, Part Wooded, Some Timber

Also Selling

- MF 35 Diesel
- Pocket Watches, Antiques, Tools, Primitives, Household

Live Onsite With Online Bidding Available On Real Estate Only

www.kikoauctions.com | 800.533.5456

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



Scan for auction details, including directions.

*Absolute Auction.
All sells to the highest bidders on location.*



REAL ESTATE

34 acres total. Offered in five parcels. Frontage on Rt. 45 and Buzzard Rd. in rear. No zoning.

PARCEL #1

5.01 acres with one-owner tile-brick home. Three bedrooms, bath, nice kitchen, living room, covered porch over garage, tile roof, oil hot water heat, auxiliary electric, full walkout basement, two overhead doors, plus divided basement. Well and septic. Small outbuilding and open shed, garden area and walnut grove and woods. You'll like this little place. Built in 1955 with 1,092 sq. ft., county water available.

PARCEL #2 - #5

Ranging from 5.9 acres to 8.8 acres each. All with wooded area. Some timber. #3 & #4 are in rear off Buzzard Rd.

NOTE

Maps at site or visit us on the web. Mineral rights do not transfer. Preview: July 3, 2025, 2:30-4:00 PM or open sale day.

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.

MF DIESEL TRACTOR, EQUIPMENT, TOOLS, ANTIQUES, SANDSTONE

MF 35 diesel, 3 pt, extra new rim, runs, good; 3 pt. 5' brush hog; Ford 3 pt. sickle bar mower; 3 pt. lift boom; G.A. sickle mower; two-wheel trailer; WB high-wheel mower; push mower; Stihl 031 chainsaw; log chains; vise; jacks; chain falls; Troy-Bilt horse tiller; 3 tackle fishing boxes with some lures; Maytag auto washer; elec. dryer; elec. range; nice refrigerator; dehumidifier; wheelbarrow; misc. sheet metal and lumber; wooden spoke wheel drill; etc.

ANTIQUES, COLLECTIBLES; POCKET WATCHES

Porcelain AAA double-sided sign; Steubenville Auto Club porcelain sign; 2 Hamilton 21-jewel pocket watches; Illinois 21-jewel & Elgin with RR scene; early German metals WWII; approx. 6' long dated 1830 cut sandstone and 30 others cut sandstone; Elektika porcelain sign; 3 old pitcher pumps; old ammo and steel ammo boxes 30-22 cal; 2 horse collar mirrors; numerous oil cans full; carbide lamps; RR and barn lanterns; Coleman lantern and camp stove; Fiestaware; Longaberger baskets; old crocks; field jug; old pipes; early pop bottles and cases; Cyprus clock;



child's wagon; early private drive sign; nice organ stool with back; oak fern stand; Mah. gossip bench; Chippendale style claw & ball corner chair; Morse chair; dresser; bedroom suite; quilt; porcelain table; metal kitchen cabinets; early lamp base 3 panel; early small Stagecoach trunk; old Ford wrenches and wood augers; sockets; planes; gauges; etc.; living room furniture; table & chairs; canner; Oscilloscopes; tube testers; TV & radio tubes and testing equip.; old Studebaker and GMC parts & Studebaker tailgate; old cameras; oak showcase; oil drum & pump; old books; ham radio receivers and transmitter; hand and garden tools; saws; iron wheels; fans; 2 old cupboards; toolboxes; vise; tractor seat; auto horns; old outboard motors; ladders; Cosco stools; early children books; elephant battery operated toys. Interesting sale, join us!

TERMS ON CHATTELS

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.



RUSSELL T. (RUSTY) KIKO, JR.
AUCTIONEER/REALTOR
330.495.0923
rustykiko@kikocompany.com



REALTORS
AUCTIONEERS
ADVISORS

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

