

ABSOLUTE AUCTION

WEDNESDAY, JUNE 5, 2024, 4:30 PM
REAL ESTATE SELLS AT 5:30 PM



REAL ESTATE



LIVE AUCTION WITH ONLINE BIDDING ON REAL ESTATE

AUCTION HIGHLIGHTS

- Geauga Co.
- Chester Twp.
- West Geauga LSD
- Quality Three-Bedroom Home
- Garages
- Plus 10-Stall Barn, 8 Paddocks
- Shop, Run-In Sheds

Also Selling

- Tractor
- Tools
- Antiques
- Collectibles

SECLUDED 8.5- ACRE HORSE PROPERTY

13280 SPERRY RD.,
CHESTERLAND, OH 44026

www.kikoauctions.com | 800.533.5456

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



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MLS



Scan for auction details, including directions.

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

REAL ESTATE

2,542 sq. ft. cedar-sided home, remodeled over last 35 years. Updated wiring, plumbing, drywall, windows, waterproofed basement with lifetime warranty. 26 X 24 living room addition with oak paneling and Rumford fireplace, antique mantle and large bay window seat with storage, main-floor laundry room and bathroom with claw-foot tub. Large dining room with oak wainscoting, front sitting room with corner cabinets and enclosed front porch. Oak kitchen with riverstone granite countertops, SS appliances, dining area. 20 X 10 sunroom and large back deck overlooking small Koi fishpond. Three bedrooms on second level including large owner's suite with exposed beams and access to full bathroom with jet tub and shower. Forced air gas heat, central air, whole-house Generac Guardian Elite generator. Detached deep two-car garage with second story. 18 X 30 year-old steel shop building on concrete footer and electric. 15-year-old drive thru Hemlock sided horse barn with concrete alley, ten Priefert stalls with rubber mats, office and tack areas, overhead head storage for 1,000+ bales. Additional two-stall horse barn with tack area and run-in shelter. Eight fenced paddocks. Adaptable to any type livestock or 4-H animals. Shown by appointment. Very private setting.

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.

TRACTOR, TOOLS, MOPED, GO CART, COLLECTIBLES

MF 205-4 MFWD tractor, 547 hrs; 24' Skeleton hay elevator; Cub Cadet LT 1046 with deck; 100-gal. fuel tank; twin vertical air comp. with reel; 2 nursery wagons; nice Go Cart; 2 Honda gas mopeds; 2 electric mopeds; aluminum canoe; platform scales and other scales; Snap-On toolbox and tools; pet carrier; oak bookcase; oak curio cabinet; Hurricane cranberry lamp; Hoosier cabinet; baskets; teacart; collectibles; table saw; loads of misc.

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.

AUCTION BY ORDER OF

Royston J. and Marjorie G. Barnard



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REALTORS
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