



ABSOLUTE AUCTION

FRIDAY, MARCH 21, 2025, 12:00 PM
REAL ESTATE SELLS FIRST



REAL ESTATE



TRACTOR/EQUIPMENT/TOOLS

Selling immediately after the real estate. Like-new John Deere 3039 R diesel tractor w/ 21 hours, hydro, 4x4, with front mt. snowblower attachment; Frontier RC 2072 3pt brush hog (like-new); Ford 515 3pt sickle bar mower; 3pt blade, 6ft.; wood utility trailer; clean Bridgeport milling machine; shop press; stack toolbox; wood machinist toolboxes; Kysor Johnson horizontal band saw; Miller cricket XL welder; power tools; hand tools; bench grinder; Chicago fl. model drill press; Drive All metal lathe; table saw; pipe wrenches; C clamps; bar clamps; log chains; scrap steel; hose fittings; sand blast pot; 2-wheel weights.

FURNISHINGS

(3) bedroom suites; recliner; window A/C unit; small dinette; toy tractors; flatscreen TV; sofa; end tables; kitchenware.

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

Michael Reichard, Trustee of the Norbert N. Schumacher Trust.



GEORGE P. KIKO
AUCTIONEER/REALTOR®
330.418.1095
george@kikocompany.com

PICTURESQUE 61+ ACRE FARM

Also Selling: Like-New John Deere 3039, Equipment, Shop Tools, Hand Tools, Furnishings

LIVE AUCTION WITH ONLINE BIDDING

AUCTION HIGHLIGHTS

- 5 Land Parcels
- Farmstead W/ Good Bank Barn
- All Mineral Rights Transfer With Each Parcel
- Nimishillen Twp., Stark Co., OH
- Louisville Local Schools

Also Selling Description:

- John Deere 3039 R Diesel Tractor
- Frontier RC 2072 3pt Brush Hog
- Ford 515 3pt Sickle Bar Mower
- 3pt Blade, 6ft.

6779 EASTON ST. NE,
LOUISVILLE, OH 44641



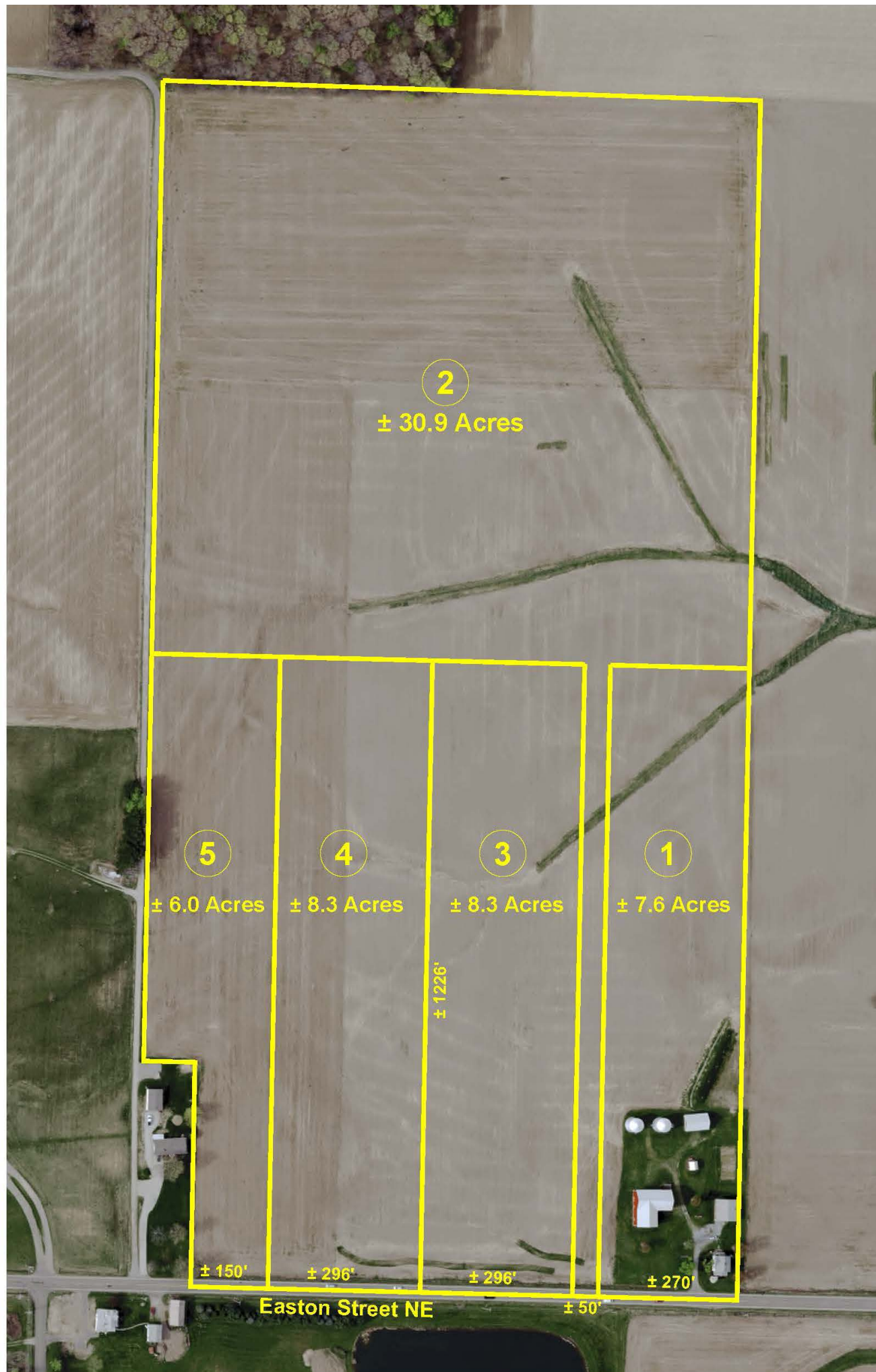
www.kikoauctions.com | 800.533.5456

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

Mr. Schumacher maintained his farm very well. Picturesque setting with gently rolling land totaling 61.3 acres. Improvements include a large bank barn w/ straw shed, steel sided and steel roof, good floors and foundation. Approx. 36'x40' pole barn, large overhead door, jib crane, wood burner, insulated w/ water & overhead catwalk bin storage. Also 30'x42' concrete block machinery storage & small corn crib. (2) nine ring grain bins. Vinyl sided two-story farmhouse built in 1923 with 4 bedrooms upstairs. Main level has eat-in kitchen, full bath & laundry, dining & living room. Full basement w/ updated gas furnace. Covered front & rear porches. Complete updated septic system. Mr. Schumacher was born in this home, multi-generation family owned. Offered in parcels and as an entirety, selling whichever way brings the most. Walk this land at your convenience. For help w/ financing, call George Kiko at 330.418.1095.

DIVIDED AS FOLLOWS:

Parcel #1: 7.6 acres with farmhouse, bank barn, and buildings mentioned above. 270' frontage.

Parcel #2: 30.9 acres vacant land. Lays very nice w/ 296' frontage.

Parcel #3: 8.3 acres vacant land. Lays very nice w/ 296' frontage.

Parcel #4: 8.3 acres vacant land. Lays very nice w/ 296' frontage.

Parcel #5: 6 acres vacant land. Lays very nice w/ 150' frontage.

NOTE

All parcels will have preliminary septic approvals/ perk test completed by auction day. Land zoned R-R (rural residential). You'll like these parcels, better take a look. Walk this land over at your convenience. Grab a KIKO flyer from mailbox onsite.

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.

