



AUCTION

LEADING THE INDUSTRY SINCE 1945

SATURDAY – JUNE 15, 2019 – 10:00 AM

REAL ESTATE SELLS AT 10:30 AM

George A. & Twylla M. Hawk Trust

126+ ACRE FARM – FAMILY OWNED 46 YEARS WITH TWO HOMES – RENTAL PROPERTIES – VACANT & WOODED LAND PARCELS – MARKETABLE TIMBER – MINERAL RIGHTS OWNED BY SELLER TO TRANSFER – BANK BARN – HEATED SHOP – OTHER BUILDINGS – WEST TWP. – COLUMBIANA CO.

Also Selling: Household – Collectibles – Tools – Misc. Items

Absolute auction, all sells to the highest bidders on location:

7273 ROCHESTER RD., EAST ROCHESTER, OH 44625

Directions: Take Rt. 172 west of Rt. 9 or east of Rt. 183 to Rochester Rd. and north to address. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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Real Estate: 126+/- acres total with 2 two-story homes. Main house features large eat-in applianced kitchen, family room, main-level bedroom, 1 1/2 baths, plus laundry room and mud room. Four second-level bedrooms, full basement, 1/2 could be finished with fireplace, one-car attached garage, FA heat, vinyl siding, metal roof. 2nd home: two-story vinyl sided, metal roof, main level features kitchen, living room, dining room, main-level bath, 3 second-level bedrooms, breaker electric, new propane furnace in 2018. Currently rented for \$425 plus utilities. One-car attached garage – each with their own septic system, shared water well with softener and Kineticico system. 1974 & 1991 mobile homes, both three bedrooms, one has access to 2-car detached garage, separate electric, 2 septic systems, 1 water well, both rented \$300 & \$475 each plus utilities. Good bank barn with metal siding and roof with good foundation. 28 X 32 shop built 2014 insulated with new furnace 2018, 2 overhead doors and man door, electric plus 220. 40' X 80' pole building, corn crib, misc. buildings. Approx. 90 acres tillable balance wooded with marketable timber. Frontage on Rochester & Hawk Roads. (2) Clinton wells and (2) Berea wells. Minerals owned by seller to transfer. Divided as follows:

Parcel #1 – Approx. 7.3 acres with 2 homes – bank barn, shop and pole building. Frontage on Rochester Rd.

Parcel #2 – 2.7 acres with 1991 & 1974 mobile homes. Currently rented with two-car garage. Frontage on Rochester Rd.

Parcel #3 – 25.8 acres mostly open land with some woods with Clinton and Berea wells. Frontage on Rochester Rd.

Parcel #4 – 13 acres all wooded with marketable timber. Frontage on Hawk Rd.

Parcel #5 – 31.6 acres all open farm land with Berea gas well. Frontage on Hawk Rd.

Parcel #6 – 26.7 acres all open land with loads of frontage on Rochester Rd. with Clinton gas well.

Parcel #7 – 14.1 acres all wooded with frontage on Hawk Rd.

Parcel #8 – 5.5 acres open land with frontage on Hawk Rd.

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, which goes to the seller. 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.

Furniture – Household – Collectibles – Tools – Farm Hardware – Scrap Mowers: Oak DR table – spinet desk – Deville 31-day clock – carnival glass – assorted glassware – Fenton bell – ceramic Christmas tree – fern stand – large flat-wall 2 pc. cupboard – hand-painted bowls – oak stretcher-base table – brass bed – canes – crocks – sewing items – sewing machine – coffee table – household goods – antique dresser and mirror – medicine bottles – park benches – Deacon's bench – jars – garden jr. planter – family scale – books – globe – enamel-top table – fishing rods – wood scouter – dressers – bikes – push mowers – sev. riding mowers, as is – Wizard tiller – antique wood flat-bed wagon with dump bed – Clipper fanning mill – antique school desks – chainsaws – wringer washer – galv. chicken waterers – foot traps – flat-top trunk – hyd. cherry picker – log chains – binder – wrenches – Ryobi 18V tool set – toolboxes – bolt organizers – barrel dolly – string trimmer – (3) gas engines – Reddy heater – oils – hardware – wheelbarrow – 5' lawn roller – alum. ext. and step ladders – **Superior wood box steel-wheel grain drill – shoe lathe – misc. hardware & household goods.**

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. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.



Auctioneer/Realtor®
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Auction By Order Of:

Thomas Hawk, trustee of the George A. & Twylla M. Hawk Trust



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