# LIVE ONSITE AUCTION

**TUESDAY, DECEMBER 8, 2026, 12:30 PM**
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## 40-ACRE FARMSTEAD

### New Holland Loader Tractor, Equipment, Tools, Household

120 TWP. RD. 391,
SULLIVAN, OH 44880



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

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*Scan for auction details, including directions.*

*All sells to settle the estate.*

**Real Estate:** Offering 39.40 acres featuring open tillable land, scenic streams, rolling waterways, and wooded acreage. Improvements include a pole-construction home built in 1996 with 3 bedrooms, 2 full baths, family room, eat-in kitchen, main-level laundry, and enclosed porch. Attached approx. 36' x 50' pole barn workshop with concrete floor, electric, and propane heat. Home features an updated steel roof (2016). All mineral rights owned by the seller to transfer, subject to leases of record. Taxes: $734.19 per half. Ashland County parcel #M38-009-0-006-00.

**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/Equipment/Tools/Household.** New Holland TC25D loader tractor, 2,472 hours, serial #G020997 (2000 model year); Befco 3pt. 6ft. blade; Rural King 8000W generator; 2 drill presses; radial arm saw; table saw; cabinets; shelving; 5ft. 3pt. rotary mower; Hitachi miter saw; power tools; ladder; misc. furniture; and more!

**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:** Jessica C. Mayo, Executor of the Michael J. Gannon Estate, Ashland Co. Probate Case No. 20251214










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



GEORGIA KIKO ADAMS
AUCTIONEER/REALTOR®
330.413.2815
gadams@kikocompany.com



CALVIN KIKO
AUCTIONEER
330.806.7746
calvinkiko@kikocompany.com

KIKO
REALTORS
AUCTIONEERS
ADVISORS

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