

ABSOLUTE AUCTION

SATURDAY, SEPTEMBER 26, 2026, 10:00 AM
REAL ESTATE SELLS AT 10:30 AM



REAL ESTATE



73-ACRE FARM Geraldine Roller Trust

6604 W. MIDDLETOWN RD.,
CANFIELD, OH 44406

LIVE ONSITE WITH ONLINE BIDDING AVAILABLE ON REAL ESTATE

AUCTION HIGHLIGHTS

- Good Two-Story Home With Free Gas
- 26 X 42 Pole Building, Good Bank Barn, Wagon Shed
- Small Pond, Productive Farmland & Woods
- Green Twp., Mahoning Co., South Range Schools
- Mineral Rights Transfer

Also Selling

- Furniture, Collectibles, Tools

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



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details, including
directions.

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

REAL ESTATE.

73-acre farm with good two-story farmhouse with apllianced eat-in kitchen, formal dining room, den/study, living room with fireplace and built-in cabinets with hardwood floors; rear sunroom addition, utility room and main-level half bath. Three second-level bedrooms with hardwood floors and large remodeled bathroom. Basement with walkout, breaker electric, FA free gas heat, laundry area with washer and dryer, rear patio. 26 X 48 pole building with electric. Good bank barn, small wagon shed, small pond and storage building. Approx. 60 acres tillable/open land balance wooded. Divided as follows:

PARCEL #1

7.3 acres with all the buildings and free gas.

PARCEL #2

5.9 acres of open land

PARCEL #3

20.3 acres of open land

PARCEL #4

39.4 acres. 2/3 tillable balance wooded with loads of nature.

NOTE

Family owned for years. Call Randall for private showing.

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.

FURNITURE, COLLECTIBLES, TOOLS, GARAGE ITEMS

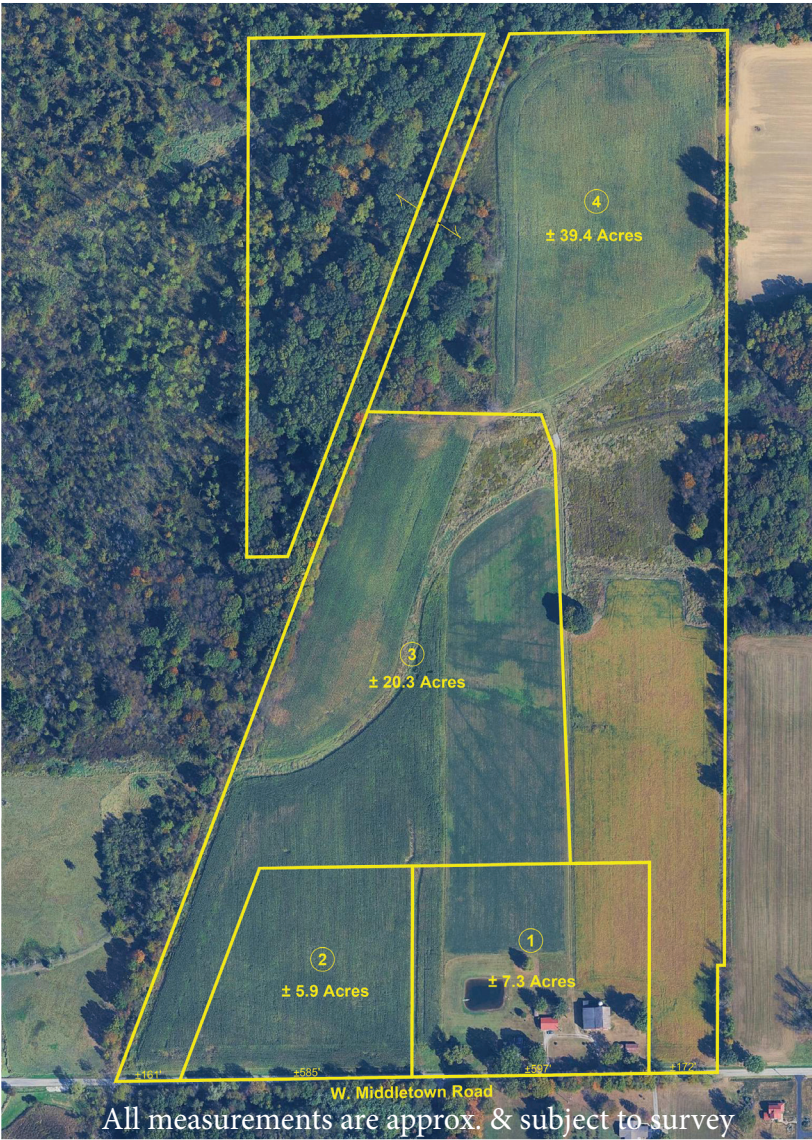
3 pc. Dep. Era dining room suite; Victorian stand; mah. drop-leaf table; uph. furniture; cedar chest; oak ped. table; office desk and chair; candelabras; lamps; early room rugs; chairs; platform rocker; oak dressers; single beds; 3 pc bedroom suite; red wagon; lawn utility trailer; tool chest; hand tools; Coba sign; metal storage cabinets; Quincy air compressor; Ryobi cordless tools; early flat-wall cupboard; old Polaris 300 four-wheeler, as is; small table saw and jig saw; nail keg; old Simplicity 7016 mower, as is; farm gates

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

Scott D. Roller, Trustee of Geraldine Roller Trust



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REALTORS
AUCTIONEERS
ADVISORS

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