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Open House:  
Monday, June 3, 2024  
4:00-6:00 PM



REALTORS  
AUCTIONEERS  
ADVISORS

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



# ABSOLUTE AUCTION

SATURDAY, JUNE 8, 2024, 10:00 AM

OPEN HOUSE: MONDAY, JUNE 3, 2024, 4:00-6:00 PM



REAL ESTATE



## 122-ACRE HOMESTEAD HOLDOUT

Antiques/Collectibles,  
Tractors, Tools, Misc.

17286 RIDGE RD.,  
NORTH ROYALTON, OH 44133

## LIVE AUCTION WITH ONLINE BIDDING

### AUCTION HIGHLIGHTS

- 40 Acres Of Woods, Balance Rolling Fields
- (2) Homes, Century Farmhouse, Guest Home
- Bank Barn
- Cuyahoga County, North Royalton CSD
- Double J Diamond Ranch
- Ideal Country Estate W/ Development Potential
- To Be Sold As One Parcel
- Zoned RR



Scan for auction  
details, including  
directions.

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



## REAL ESTATE

Real Estate features 122 acres of gently rolling open farmland with 40 acres of woods. Farm has frontage and road access on Ridge Rd. and Edgerton Rd. The Double J Diamond Ranch has been in the Eckstein family for over 60 years. Improvements include a sprawling century farmhouse with over 2,800 sq. ft. The main floor features a living room, office, kitchen, formal dining room, family room with fireplace, sitting room with hardwood floors, enclosed sunroom, 2 bedrooms, one full bathroom plus a laundry and mudroom. The second story has 2 more bedrooms with hardwoods and one full bath. Tons of character throughout. Full basement. The ranch guest home, built in 1965, has 1,721 sq. ft. of living space and features a living room, dining room, kitchen, laundry room, 3 bedrooms, full bath and half bath. Both homes have excellent panoramic views overlooking the farm. Homes have a shared well and separate septic systems. Farm to be sold as one parcel! Truly the homestead holdout of North Royalton. Centrally located. Just 30 minutes to Cleveland and close to all major highways. Cuyahoga Co. parcel #485-15-002, #485-19-006, #485-15-001, #485-19-005, #485-14-010. Bank financing available to qualified bidders. Ask auctioneer on how to use your current home to buy this one. Land is an investment you can enjoy!

## NOTE

Guest home will only be available to view during the open house. It will not be open for viewing auction day.

## 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 sold as an Entirety and not to be offered in separate parcels.

## ANTIQUES/COLLECTIBLES

Franklin Mint Collectibles; Ornate Wall Sconces; Artwork; Porcelain D'arte Collection; Bone China Set; Ornate Curved Front Curio Cabinet; HUGE Glassware Collection Including Flo Blue, Green Depression, Hobnail, Crystalware, Carnival, Waterford Crystal, Pink And Blue Satin, Brides Baskets; Stained Glass Chandeliers And Lamps; Cuckoo Clock; Brass Décor; Mahogany Display Cases; Oriental Rugs And Runners; Victorian Loveseat; Porcelain Figurines; Solid Oak Clawfoot Dining Table With 10 Chairs; Serving Carts; Costume Jewelry; Loads Of Silver-Plated Serving Ware; Cast Mortar And Pestle; Cherry Claw Foot Dining Table With 8 Chairs; Cane Top Curved Bench; Beer Steins; Clawfoot Side Table; Bavaria Porcelain Figurines; Baby Grand Piano; Mini Royal Doulton Toby Mugs; Drop Front Cabinet; Crystal Lamps; Pewter Figurines; Norman Rockwell Plates; Solid Cherry Armoire; Knee Hole Desk; Twin Bed Frame; Dresser W/ Mirror; 3-Piece Bed Set; Leather In-Laid Side Table; Full Size Bed; Chinese Carved Rosewood Marble Top Plant Stand And Side Table; Copper Watering Kettle; Coffee Grinder; Glass Top Desk; Vintage Fishing Pole; Patio Furniture; Slot Machine; Outdoor Fireplace; Christmas Blow Molds; Dollhouse; GE Electric Dryer (New); May-Tag Top Load Washer. A house full of antique furniture and collectibles. One-owner collection, all quality! Many items not mentioned, anything could turn up!

## TRACTORS/TOOLS

Antique Oliver Planter; International Harvester 424 Diesel Tractor, 3pt., Power Steering, 540 PTO, 1 Remote, 2,180 Hrs.; IH 574 Diesel Tractor, 1,133 Hrs., 3pt., 1 Remote, 540 PTO; John Deere AN Crawler Dozer, Gas, Winch; IH 424 Diesel Loader Tractor, 1501 Loader, 970 Hrs., 3pt., 540 PTO; NH 269 Hayliner Baler; IH 990 Haybine; 8ft. Disc; 3pt. Post Hole Digger; 3-Bottom Plow; IH Cub W/ Blade; Lawn Roller; (2) Hay Wagons; 15ft. Grain Elevator; Killbros 300-Bushel Gravity Wagon; 25ft. Elevator; Angus Metal Sign; (2) 5ft. Fox Brady Flail Mower; 3pt. 6ft. Blade; Fox Brady 840 Flail Mower; Gravity Fuel Tank; Misc. Items. Anything could turn up! Tractors and equipment have been sitting unused for many years. All of us at KIKO are honored to offer this farm at auction after many years of Eckstein family ownership. Circle June 8th on your calendar and plan to attend!

## TERMS ON CHATELS

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

Virginia Lee Eckstein, Executor of the Joanne Eckstein Thurn Estate, Cuyahoga County Probate case #2024EST285858

