



AUCTION

Russ Kiko Associates Inc. Auctioneers • Richard T. Kiko Agency, Inc. Realtor
2722 Fulton Drive. NW, Canton, OH. 44718 • (330) 455-9357



www.kikoauctions.com



WEDNESDAY – JUNE 25TH, 2014 – 6:00PM

WALKER FAMILY FARM

#1A: 88 ACRE FARM WITH OLD BUILDINGS – WOODED RECREATION AND FARMLAND

#1B: 88 ACRES MINERAL RIGHTS OFFERED SEPARATE AND TOGETHER

#2: 18 ACRES MINERAL RIGHTS – LEXINGTON TWP – STARK CO – MARLINGTON LSD

**DIVISION OF FAMILY FARM PARTNERSHIP - ABSOLUTE AUCTION, SELLS
TO THE HIGHEST BIDDERS ON LOCATION:**

13462 MCCALLUM AVE. NE, ALLIANCE, OH 44601

Directions: At the west side of Alliance, OH at US Rt 62 expressway, go west on State St. half mile then north on McCallum Ave. 4.4 miles to address. Or from St. Rt. 44, go east on St. Rt. 619 to McCallum Ave. then north to address. Watch for KIKO signs.



LEADING THE AUCTION INDUSTRY SINCE 1945



FARM FEATURES: Rough century home plus barn on 88 acres. 220 ft road frontage. Approx 45+/- acres farmland, balance wooded, recreational land. Great hideaway building site. CAUV taxes are \$732 per half year. Gas/oil lease with Enervest with income. Possible limited free gas per lease.

Divided as follows:

Auction #1A: 88.75 acres with home and barn

Auction #1B: 88.75 acres mineral rights with income

Auction #2: 18 acres of mineral rights off adjoining land

Note: Auction 1A and 1B will be offered separate and together. Then sell Auction #2 separate only.

Walk land at your convenience.

TERMS ON REAL ESTATE: 15% down auction day, balance due at closing. There will be a 10% buyer premium added to the final bid to determine the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct.

Auctioneer/Realtor: Jack W. Kiko, 330-206-0174, jackkiko@kikocompany.com;

John D. Kiko, CAI, AARE, Ext. 122

Auction By Order of: Walker Family

