



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



THURSDAY - MAY 14TH, 2015 - 6:00PM

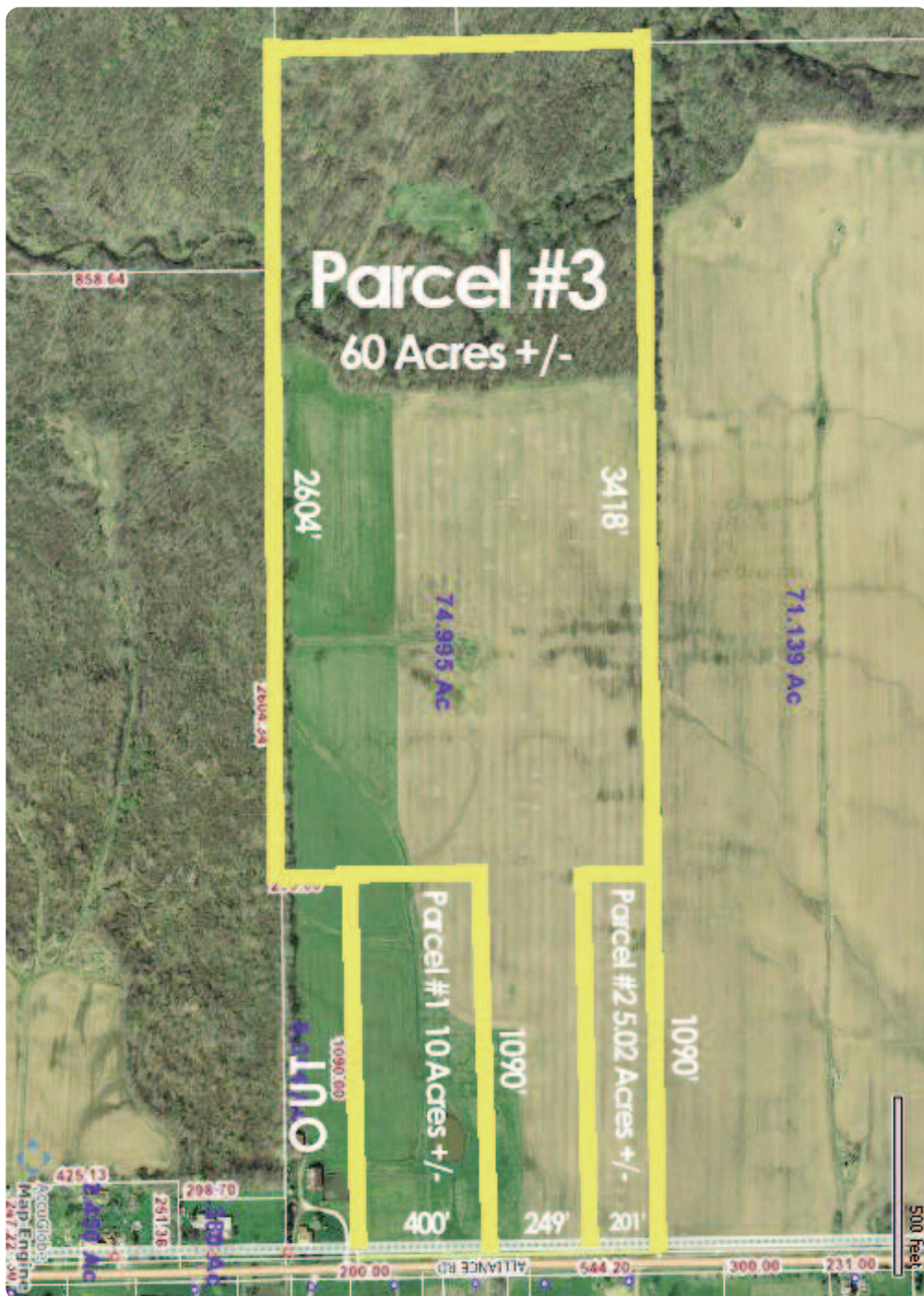
“EXCITING LAND OPPORTUNITY” 75 ACRES VACANT LAND

OFFERED IN THREE PARCELS - 50 ACRES TILLABLE - 25 ACRES WOODED
MINERAL RIGHTS TRANSFER W/ INCOME - THREE WELLS ON PROPERTY
PORTAGE CO - ATWATER TOWNSHIP - WATERLOO LOCAL SCHOOLS - DEERFIELD, OH

ABSOLUTE AUCTION, AFTER 23 YEARS OWNER IS DOWNSIZING.
ALL SELLS TO THE HIGHEST BIDDERS ON LOCATION:

ALLIANCE RD. DEERFIELD, OH. 44411

Directions: From RT 224 take Alliance Rd north one mile to property. Or take RT 14 south of Edinburg, OH to Alliance Rd. and south to property. Watch for KIKO signs.



LEADING THE AUCTION INDUSTRY SINCE 1945



LAND FEATURES: Parcel #01-049-00-00-001-000. 75 total acres having approx. 850' frontage on Alliance Rd. Approx. 50 acres total tillable and 25 acres wooded. Three oil/gas wells on property, with 2014 income approx. \$6,000. Small pond on the front of property and nice woods at rear with loads of deer and turkey. Ideal hideaway building parcel with loads of potential. Total half CAUV taxes are \$264.54. Farm will be offered separate and together, selling the way it brings the most money. Walk land at your convenience, call Jeff Kiko for details. Zoned R-1. All measurements and acreage are approximate and subject to actual survey.

PARCEL #1: 10 acres being approx. 400' x 1,090'. All open land with small pond. With ideal building sites. With gas well.

PARCEL #2: Approx. 5.02 acres being approx. 201' x 1,090'. All open tillable land, ideal building site.

PARCEL #3: Approx. 60 acres having approx. 249' frontage on Alliance Rd. Approx. 35 acres tillable and 25 acres wooded. Two gas wells on this parcel and nice woods with loads of wildlife. Ideal hideaway building site.

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. Information is believed to be accurate but not guaranteed.

AUCTION BY ORDER OF: MARY N. ADAMS

AUCTIONEERS/REALTORS: JEFF R. KIKO, 330-206-1079 OR JEFFKIKO@KIKOCOMPANY.COM AND JOHN KIKO SR CAI, AARE, EXT.122

