



AUCTION

LEADING THE INDUSTRY SINCE 1945

Saturday – September 10, 2016 – 11:00 AM

“Wanda Seckman Estate”

250+ ACRES ASHLAND COUNTY FARMLAND

Good Productive Soils – 3 Homes – Free Gas – Mineral Rights Transfer
Vermillion Twp. – Ashland Co. – Hillsdale Schools – Sold in 3 Tracts

ABSOLUTE AUCTION, all sells to the highest bidder(s) on location:

1700 CR 995, Ashland, OH 44805

Directions: From I-71, take US Rt. 30 east to CR 1095, go north to CR 1754, then east to CR 995/King Rd., and north to address.
Watch for KIKO signs.



TRACT #1: (1700B CR 995) Comprises 65.5 acres farmland and wooded land. Existing drive easement to ranch home in back. Loads of privacy. 740' frontage along CR 995. Includes 3-bedroom vinyl-sided ranch home w/ detached 2 1/2-car garage. Oak kitchen, first floor laundry, 1 1/2 baths. Gas hot water heat (new 7 yrs.), central air. New steel roof (2006), modern septic system. Nice parcel here with some woods, level land. Home has free gas from well. Current tenant month to month.



TRACT #2: (1700A CR 995) Comprises approx. 86 acres farmland, nearly all tillable. Stream running through northern third. Lays real nice. Drive easement to home in center. 3-bedroom two-story farmhouse w/full bath up. Kitchen, dining & living room on main level. Block garage. Vinyl sided. Modern furnace (2015) w/metered gas to the home.



TRACT #3: (1066 CR 1754) Comprises approx. 98 acres farmland, nearly all tillable. Existing drive easement from CR 1754. Farm has frontage at north end on TR 1704. Improvements include early two-story farmhouse, same tenant last 30 years. Free gas from well. 3 bedrooms, country kitchen, needs handyman updates.

NOTE: Great opportunity here! Walk this land over at your convenience. Homes open at 9:30 AM auction day for viewing. Auction held at tract #2. Call the Kiko office for help with financing! 1-800-533-5456

TERMS ON REAL ESTATE: 15% down auction day, balance due at closing. There will be a 10% buyer's 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:

William & Mary Jansen and Richard & Karla Rowe.

AUCTIONEERS/REALTORS:

George Kiko, 330-418-1095, george@kikocompany.com
or Anna VanDyke, 330-309-8044, anna@kikocompany.com



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330.455.9357 • kikoauctions.com





T.R. 1704

DRIVE EASEMENT

PARCEL 3
98 Acres



PARCEL 2
86 Acres

DRIVEWAY
NEW PROPERTY LINE

PARCEL 1
65.5 Acres

SHARED DRIVEWAY
EASEMENT/PROP LINE

Co. Rd. 1754

SHARED DRIVEWAY
EASEMENT

CR 995

OUT

740'

Co. Rd. 995



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