



AUCTION

LEADING THE INDUSTRY SINCE 1945

SATURDAY – OCTOBER 22, 2016 – 11:00 AM

Exciting Real Estate Opportunity

92.36 ACRES OFFERED IN 3 PARCELS

**Farmland Parcel – Wooded Hilltop Parcels
Panoramic Views – Nature Hideaway Parcel – Gas/Oil Rights
Sugar creek Twp. – Stark County – Fairless School District**

ABSOLUTE AUCTION, All sells to highest bidders on location:

JOHNSFORD RD. SW, BEACH CITY, OH 44608

Directions: From Beach City and SR 93 take 212 east 1.5 miles to Johnsford Rd. then north to auction OR from I-77 at Bolivar, OH take exit 93 (SR 212) go west approx. 6 miles (just past Beach City airport) to Johnsford Rd. then north to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



330.455.9357 • kikoauctions.com





KIKO AUCTIONEERS

2722 Fulton Dr. NW, Canton, OH 44718
kikoauctions.com

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EXCITING REAL ESTATE OPPORTUNITY

92.36 Acres Offered In 3 Parcels - Farmland Parcel – Wooded Hilltop Parcels - Panoramic Views – Nature Hideaway Parcel – Gas/Oil Rights - Sugarcreek Twp. – Stark County Fairless School District



Members – State and National Auctioneers Association



92.36 acres of land, over half is gently rolling productive farmland and the remaining land is wooded with grassy hilltop and panoramic views. Two existing gravel driveways from Johnsford Rd. plus over 400 feet frontage on SR 212. This one of a kind property is a must see.

TO BE OFFERED AS FOLLOWS:

PARCEL #1: Approx. 20.1 wooded acres with existing gravel driveway and ponds. Good elevation and ideal nature hideaway. Frontage on Johnsford Rd.

PARCEL #2: Approx. 20.1 acres wooded and open land featuring hilltop views and existing gravel driveway. Frontage on Johnsford Rd.

PARCEL #3: Approx. 52.1 acres, 99% gently rolling productive farmland. 400 feet of frontage on SR 212.

NOTE: Parcels will be offered separate and together, selling whichever way brings the most. Walk parcels over at your convenience. Rare opportunity! Land is an investment you can enjoy! Bank financing available to qualified buyers. All mineral rights presently owned by seller to transfer with land.

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.

AUCTION BY ORDER OF: Russell R. Jr. & Connie Hartline
AUCTIONEER/REALTOR: Peter Kiko 330-705-5996



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