



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**FRIDAY – DECEMBER 9, 2016 – 12:30 PM**

## Exciting Land Auction Opportunity!

**5.3 ACRES VACANT LAND**

In The Heart Of Kidron - Public Utilities Available – No Zoning  
Sugarcreek Twp. – Wayne Co. – Dalton LSD

**ABSOLUTE AUCTION**, All sells to highest bidder on location:  
**4476 KIDRON RD., DALTON, OH 44618**

**Directions:** RT 30 east of Wooster, OH or west of Dalton, OH to Kidron Rd., then south to land auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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Nicely elevated 5.3 acres located just north of Kidron's square. Land offers great visibility, 347' frontage & concrete drive, full-size basketball court, and good playground equipment. Former Kidron Elementary School location. Utilities available with water well on property. Land opportunity in a growing, desirable area. View property at your leisure. Parcel #47-02306.000 & #47-02307.000.

**TERMS ON REAL ESTATE:** 20% 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.

**AUCTIONEERS/REALTORS:** Anna C. VanDyke, [anna@kikocompany.com](mailto:anna@kikocompany.com) & Peter R. Kiko  
**REALTOR:** Kristen Kiko Yard



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