



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**SATURDAY – MARCH 18, 2017 – 11:00 AM**

## 240 Acres Open and Wooded Hunting Land

### LOADS OF WILDLIFE – PONDS

Offered In (4) Parcels Ranging From 38-80 Acres Each  
Brown Twp. – Carroll County – No Zoning

**ABSOLUTE AUCTION**, All sells to highest bidder(s) on location:

**Lardon Rd. NW, Waynesburg, OH 44688**

Directions: From Canton, Ohio, take US Rt. 30 east of I-77 to SR 43 and go south to Waynesburg, Ohio to SR 183/43, south to Lardon Rd. NW and left to auction. Watch for KIKO signs.



Parcel #1



Parcel #2



Parcel #3



**Real Estate:** Real estate offers 240 acres with over 6,300' of road frontage. Open tillable land, wooded land, high rolling hill-top to low wetlands, ponds, deer and wildlife galore. Gas and oil rights were previously sold and do not transfer. Conveniently located 1 mile off State Routes 183/43. Sold in (4) parcels. Divided as follows:

**Parcel #1** – Approx. 38.4 acres land, 70% wooded with nice pond and frontage on 3 roads.

**Parcel #2** – Approx. 53.7 acres of land per dominantly all wooded with low wetlands and strip cuts. Loads of wildlife! Frontage on Lardon Rd.

**Parcel #3** – Approx. 80.3 acres, open tillable and wooded land. Strip cut pond. Frontage on Lardon Rd.

**Parcel #4** – Approx. 67.4 acres open/wooded land. Fenced high-tensile pasture, high rolling hilltop with panoramic views.

**Note:** Loads of wildlife. All parcels have something to offer! Brochure with map onsite. Walk land at your convenience. Come prepared to buy!

**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, which goes to the seller. 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.

#### Auctioneer/Realtor:

Douglas L. Milano, 330-205-2196 and  
Randall L. Kiko, ext 158, 330-831-0174

**Auction By Order Of:** JR Gamber Owners LLC

Information is believed to be accurate but not guaranteed.



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