



AUCTION

LEADING THE INDUSTRY SINCE 1945

Saturday – April 22, 2017 – 12:30 PM

145+ Acres Wooded & Open Land

NATURE – WILDLIFE – LAKE – HARVESTABLE TIMBER

Offered In 4 Parcels – 27.5 to 43.5 Acres Each

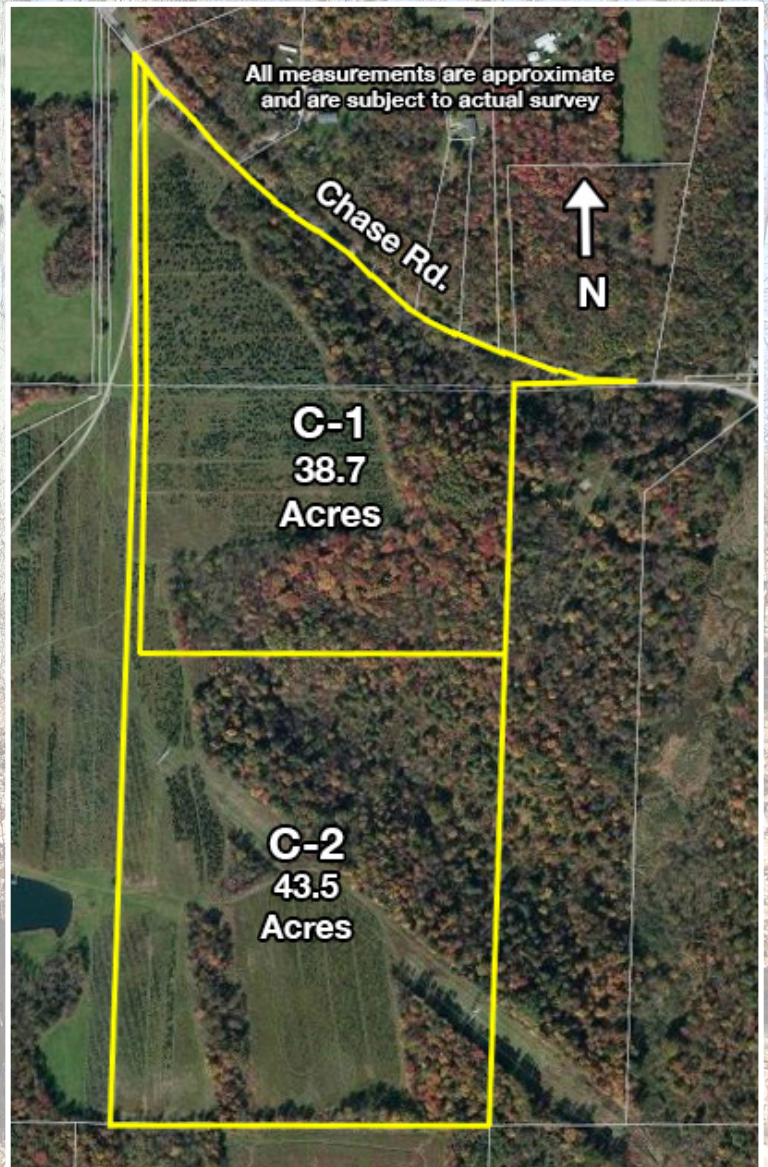
Fox, Washington & Lee Twp. – Carroll Co.

ABSOLUTE AUCTION, All sells to the highest bidders on location:

5000-5500 Chase Rd. SE, Carrollton, OH 44615

Directions: From Carrollton, go east on RT 39 approx. 1.5 miles to Chase Rd., then east approx. 3.4 miles to auction.

Watch for KIKO signs. **Note:** All parcels will be sold from the Chase Rd. location.

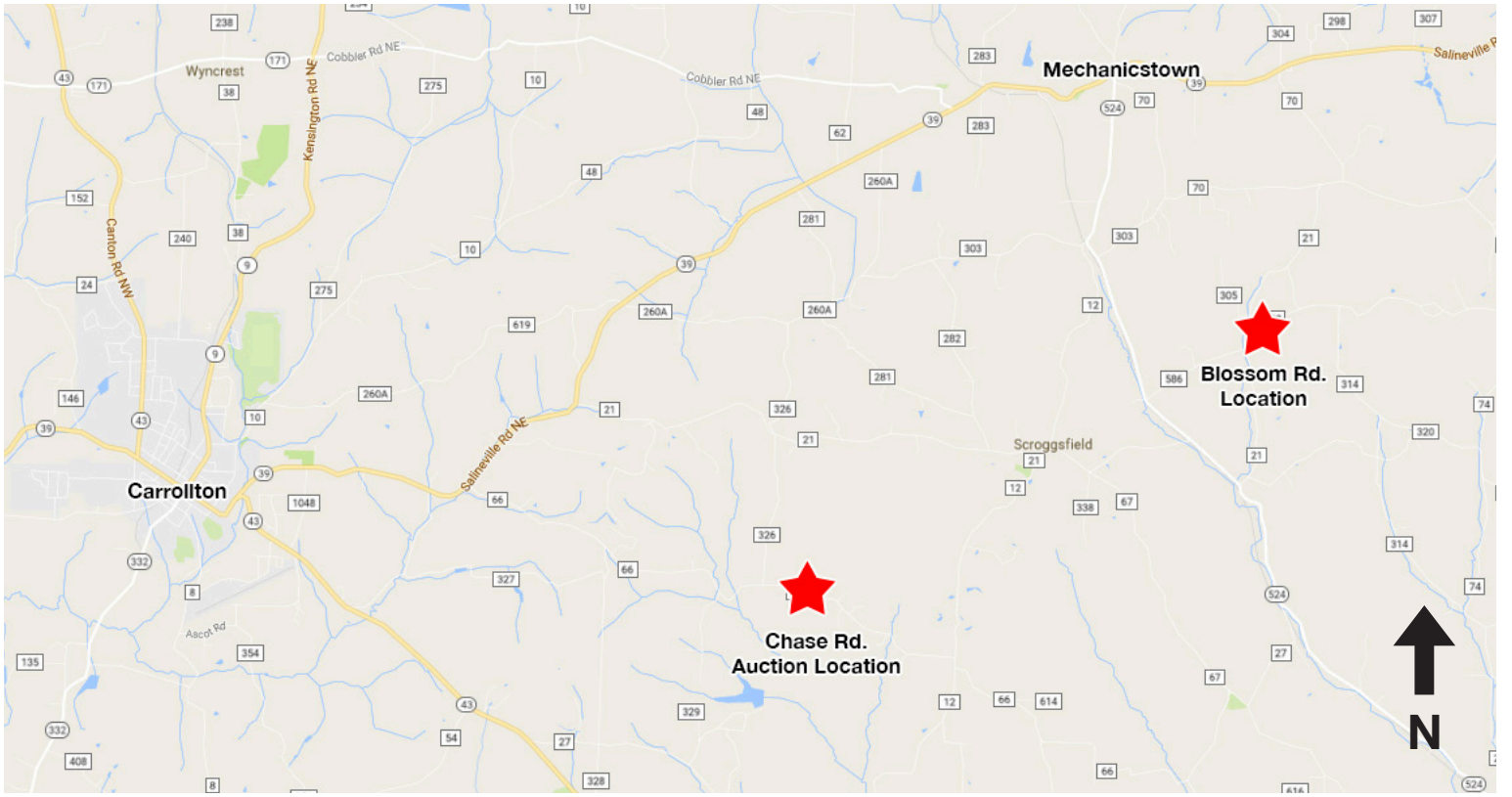


Information is believed to be accurate but not guaranteed.



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FOX TWP., BLOSSOM RD.: 62+ ACRES MOSTLY WOODED LAND W/LAKE: 8198 Blossom Rd. NE, Mechanicstown, OH 44651. Directions: From Carrollton go east on RT 39 to Mechanicstown then south on RT 524 to Satin Rd., then east to Avon Rd. and north to Blossom Rd. and east to property.

PARCEL B-1: Approx. 35.5 acres mostly wooded land w/lake, harvestable timber, nature and wildlife. Tillable land income. Approx. 640’ frontage on Blossom Rd.

PARCEL B-2: Approx. 27.5 acres mostly wooded land w/stream, nature & wildlife. Some harvestable timber and tillable land income. Approx. 35’ frontage on Blossom Rd.

WASHINGTON & LEE TWP., CHASE RD.: 82+ ACRES WOODED & OPEN LAND: 5000-5500 Chase Rd. SE, Carrollton, OH 44615.

PARCEL C-1: Approx. 38.7 acres with approx. 50% woods, nature & wildlife. Some harvestable timber. Balance w/tillable land income. Approx. 1,500’ frontage on Chase Rd.

PARCEL C-2: Approx. 43.5 acres with approx. 50% woods, nature & wildlife. Balance open w/tillable land income. Approx. 25’ frontage on Chase Rd.

TERMS ON REAL ESTATE: 15% 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. For more information on help with financing, contact the auctioneers. 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: CTF Ltd.

AUCTIONEERS/REALTORS: Joseph F. Gordon, CAI, cell 330-805-7627 & Eugene F. Kiko, CAI

