



AUCTION

LEADING THE INDUSTRY SINCE 1945

SATURDAY – JUNE 3, 2017 – 11:00 AM

38.5-Acre Farm W/ Mineral Rights

OFFERED IN 2 PARCELS – PORTAGE CO. – ATWATER TWP. – WATERLOO SCHOOLS

Parcel #1: 5.1 Acres With Good Home – 32'x48' Shop Building -
32'x48' Pole/Livestock Building – Pond

Parcel #2: 33.4 Acres Vacant Land, 30% Wooded W/ Timber - 60% Tillable/Pasture

After 37 years owner is downsizing. Absolute auction, all sells to the highest bidder(s) on location:

1008 SR 183, ATWATER, OH 44201

Directions: Take SR 183 just south of SR 224 to property. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



330.455.9357 • kikoauctions.com



PARCEL #1: 5.1 acres total having approx. 274' frontage on SR 183. Nice country farmhouse built in 1901 with approx. 1,929 sq. ft. with a beautiful setting. Main level having a large rear enclosed porch, nice open country kitchen w/ wood laminate floors, formal dining room, living room, and a master bedroom w/ attached laundry room and full bath. Second level has three bedrooms (one w/ walkthrough play room) and full bath. Full basement has a gas furnace (free gas), oil furnace backup, and updated hot water tank. Home has vinyl siding, 12-yr.-old drilled water well, septic system, 10-yr.-old shingles, and large rear wooded deck. 32'x48' metal shop building built in 1983 with (2) 16' sliding doors, cement, water, gas, and 220-V electric. 32'x48' shop/livestock building built in 2004 with water, electric, cement, 6 stalls, (2) sliding doors, and hay loft. 14'x18' heavy steel utility/storage shed and nice pond.

PARCEL #2: 33.4 acres vacant land having approx. 235' frontage on SR 183. Approx. 11 acres of woods with great timber potential. Balance of land is tillable with 18,000' of drain tile installed. Ideal building sites or farmland.

AUCTIONEER'S NOTE: Farm will be offered separate and together, selling the way that brings the most money. All mineral rights owned by the seller to transfer. Seller is reserving the gas/oil income for the remainder of his life (Martin is 83 yrs. old). It will then transfer to the respective owners of the land; yearly income is \$2,000. Home and building will be open auction day starting at 9:30 AM for inspections. Owner is still living at the property, please be respectful. Walk vacant land with permission only. Call Jeff Kiko with any questions.

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.

AUCTION BY ORDER OF: Martin J. Perkins

AUCTIONEER/REALTOR: Jeff R. Kiko, 330-206-1079 or jeffkiko@kikocompany.com



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