



# AUCTION

LEADING THE INDUSTRY SINCE 1945

SATURDAY - NOVEMBER 25, 2017 - 11:00 AM

## Exciting Real Estate Opportunity

STEINER FAMILY AUCTION

40+-Acre Farm Offered In 4 Parcels  
Sugar Creek Twp. - Dalton Local Schools  
Wayne Co. - Near Kidron

Absolute auction, all sells to the highest bidder(s) on location:

**3118 KIDRON RD., DALTON, OH 44618**

Directions: From US-30 midway between Massillon and Wooster go south on Kidron Rd. to auction OR from US-250 approx. 2 miles west of Mt. Eaton and go north on Kidron Rd. to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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**REAL ESTATE:** This 40-acre corner farm lays level to gently rolling. Road frontage on Kidron Rd. and Nussbaum Rd. Over half productive farmland, balance is pasture with stately hardwood trees. Improvements include a 3-bedroom, two-bath farmhouse with gas heat and central air. Two-car garage, authentic bank barn, and shed. Postcard picture setting! Mineral rights transfer.

**FARM OFFERED AS FOLLOWS:**

**PARCEL #1:** Approx. 5-acre hobby farm with home, garage, and barn. Approx. 253 ft. frontage on Kidron Rd.

**PARCEL #2:** Approx. 8.3 acres pastureland with large stately hardwood trees. Picturesque setting! Approx. 386 ft. frontage on Kidron Rd.

**PARCEL #3:** Approx. 9.2-acre corner parcel. Open farmland. Approx. 468 ft. frontage on Kidron Rd. and 860 ft. frontage on Nussbaum Rd. (opportunity for buyer to subdivide).

**PARCEL #4:** Approx. 17.1 acres prime farmland. Approx. 595 ft. frontage on Nussbaum Rd.

**NOTE:** Parcels will be offered separate then together, selling whichever way brings the most.

**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:** The Steiner Family

**AUCTIONEERS/REALTORS:** Peter Kiko, 330-705-5996 or peter@kikocompany.com and Jack Rohr, 330-465-1798 or jackrohr@kikocompany.com



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