



AUCTION

LEADING THE INDUSTRY SINCE 1945

SATURDAY – SEPTEMBER 23, 2017 – 12:00 PM

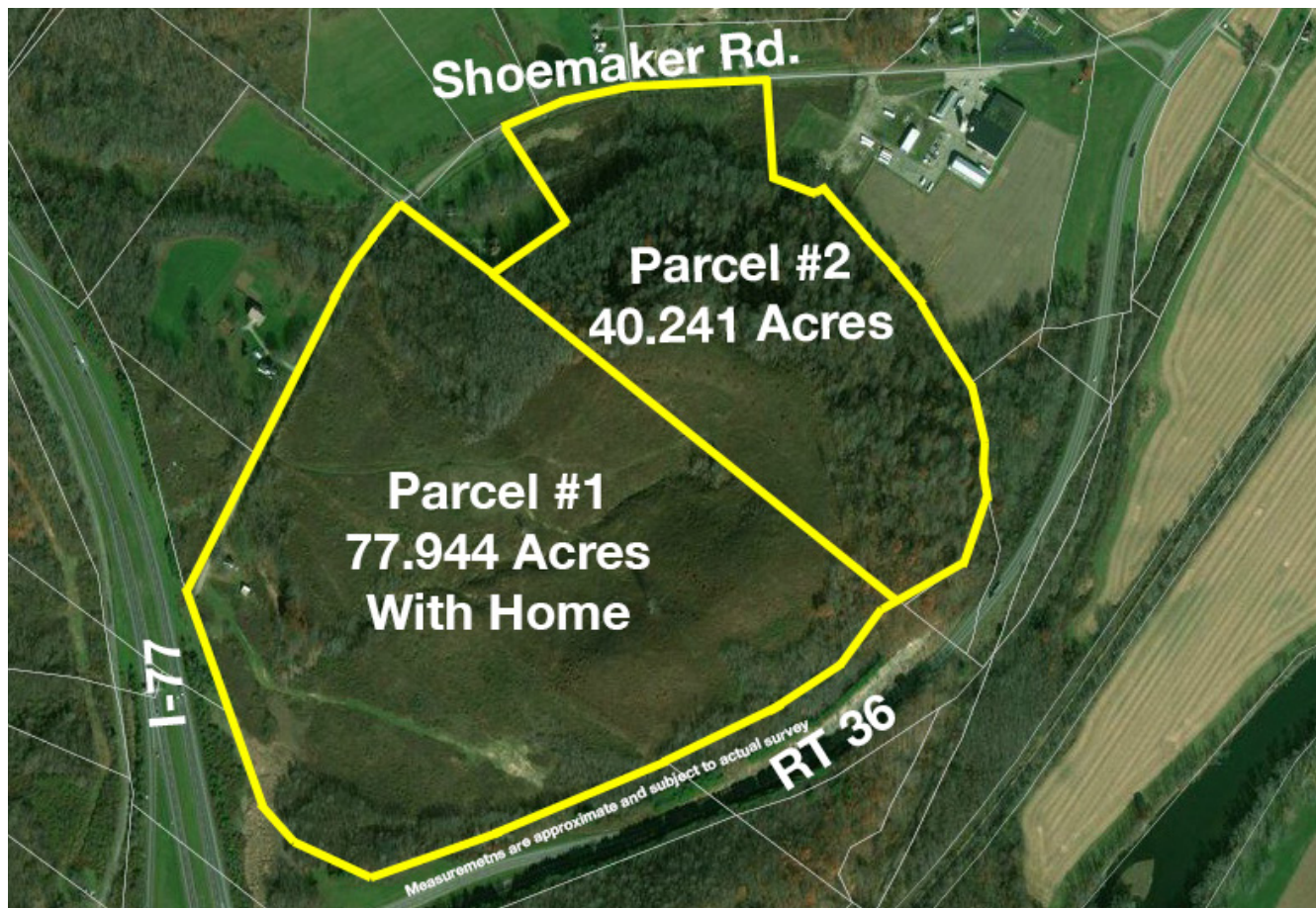
118+ Acres W/ Home

MOSTLY WOODED – NICE HILLTOP VIEWS – NO ZONING

Open To A Multitude Of Uses – Great Exposure On Corner Of SR 36 & I-77
Sold In Two Parcels – Buy One Or Both – Over 2,600' Frontage
Tuscarawas County – Salem Township – Indian Valley Schools

Owners no longer have need. Absolute auction, all sells to the highest bidder(s) on location:
4830 SHOEMAKER RD. SW, PORT WASHINGTON, OH 43837

Directions: Take I-77, 41 miles south of Canton, OH to SR 36 (exit #65), turn left (east) on SR 36 and go 1 mile to Shoemaker Rd. and left to auction OR take I-77 north of I-70 approx. 20 miles to SR 36. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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PARCEL #1: Parcel #5000596003. 77.944 acres having approx. 1,600' frontage on Shoemaker Rd. Ideal hunting or commercial piece of land. Great exposure to I-77 and SR 36. This parcel has a two-story home and barn. Main level has a living room, kitchen, dining room, and full bath. Upper level has two bedrooms. Basement has LP gas furnace, drilled well, and septic. Recently updated and currently rented for \$400/mo. (tenant pays LP gas and electric). No zoning. No gas & oil rights.

PARCEL #2: Parcel #5000586000. 40.241 acres vacant land. Approx. 1,000' frontage on Shoemaker Rd. Beautiful hunting/recreational piece with loads of trees. Great exposure on SR 36 with endless possibilities. No zoning. No gas & oil rights.

AUCTIONEER'S NOTE: Parcels will be sold separate only, not offered together! Buy one or both. Walk land with permission only. Please do not disturb tenant. Home will be open auction day starting at 11:00 AM.

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. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed.

AUCTIONEERS/REALTORS: Jeff R. Kiko, 330-206-1079 or jeffkiko@kikocompany.com and John D. Kiko, CAI, AARE, ext. 122



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