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:
P&J Windy Farms LLC

AUCTIONEERS/REALTORS:
Jeff R. Kiko, 330-206-1079, or
jeffkiko@kikocompany.com,
John D. Kiko, CAI, AARE, 330-455-9357,
Jack W. Kiko, 330-206-0174 or
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KIKO® AUCTION
Explore Your Options
LEADING THE INDUSTRY SINCE 1945

Saturday – November 18, 2017 – 10:30 AM

EXCITING LAND OPPORTUNITY
185 Acres Vacant Land

Mostly Open Tillable – Woods – Creeks – Ideal Hideaway Building Sites
Offered In 7 Parcels – 3 Locations – Stark County – Marlboro Township
Marlington Schools – RT 619/Osborne Ave. – SR 44 – Alberta Beach St.

ABSOLUTE AUCTION, all sells to the highest bidder(s) from one location:

8007 Beeson St., Louisville, OH 44641

Directions: Take US Rt. 62 west of Alliance or east of Canton to Rt. 44 and north approx. 4 miles to Beeson St. and east to address. Or take I-76 east of Akron or west of Youngstown to Rt. 44 exit and south approx. 12 miles to Beeson St. and east to auction. Watch for KIKO signs.

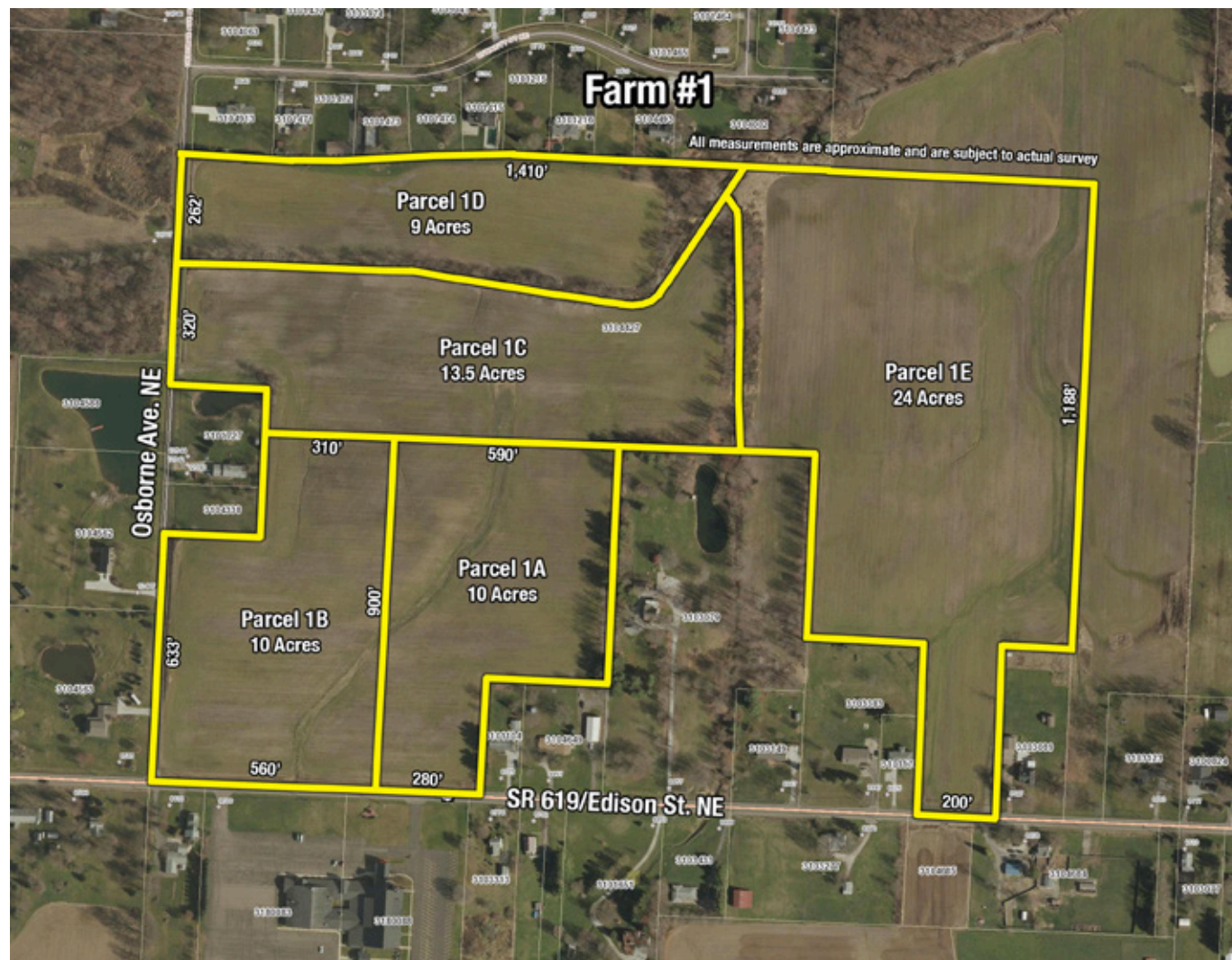Information is believed to be accurate but not guaranteed.

FARM #1: 66.38 ACRES TOTAL – EDISON ST., LOUISVILLE, OH. Take Edison St. east of Rt. 44 to property. (Corner of Edison St. (RT 619) and Osborne Ave.) Parcel #3104427. Approximately 66 acres open tillable ground. Ideal building sites with beautiful hilltop views, creeks, potential pond sites and woods. Having approx. 1,215' frontage on Osborne Ave. and approx. 1,030' frontage on Edison St. Will be offered in 5 parcels. Any mineral rights owned by seller to transfer.

PARCEL #1A: 10 ACRES – nice open tillable land with nice hilltop building sites. 280' frontage on Edison St.

PARCEL #1B: 10 ACRES – nice open tillable land with nice hilltop building sites. 560' frontage on Edison St. and 633' frontage on Osborne Ave.

PARCEL #1C: 13.5 ACRES – mostly tillable land with ideal building sites and potential pond site. 320' frontage on Osborne Ave.

PARCEL #1D: 9 ACRES – mostly tillable land with ideal building sites and potential pond site. 262' frontage on Osborne Ave.

PARCEL #1E: 24 ACRES – open tillable land, wooded area at the rear, potential pond sites. Nice hideaway building parcel. 200' frontage on Edison Ave.

AUCTIONEER'S NOTE: Farm #1 will be offered separate and together, selling whichever way it brings the most. Walk land with permission only. Call Jeff Kiko for details.

FARM #2: 43.15 ACRES – RAVENNA AVE., LOUISVILLE, OH. Take Ravenna Ave. (RT 44) south of RT 619 to property. Parcel #3105628. This parcel has approx. 22 acres wooded and 21 acres tillable. Having a total of 200' frontage on Ravenna Ave. makes this a beautiful hideaway building parcel. Loads of deer and wildlife. Any mineral rights owned by the seller to transfer. Walk land with permission only. Being sold as one parcel.

FARM #3: 75.25 ACRES – ALBERTA BEACH ST., LOUISVILLE, OH. Take RT 44 north of State St. to Alberta Beach St. and east to property. Parcel #3104502. This parcel is mostly tillable having 830' frontage on Alberta Beach St. Ideal hideaway building sites with loads of deer and wildlife. Any mineral rights owned by seller to transfer, walk land with permission only. Being sold as one parcel. With permanent 20' wide driveway easement over neighbor's existing driveway for access.

AUCTIONEER'S NOTE: What a great opportunity to purchase vacant land in Marlboro Twp. Open house with maps and information will be on Thursday, Nov. 16, 12:00-4:00 PM. (At 8007 Beeson St. Louisville, OH 44641) Refreshments provided. Farm Credit & Farmers Bank representative available for financing questions. Call Jeff Kiko with any questions on how to buy! Possible seller financing available: 25% down, 6.25% interest only, 4-year term. Call for more details.