



AUCTION

LEADING THE INDUSTRY SINCE 1945

Saturday – May 19, 2018 – 11:00 AM

Exciting Opportunity! – Badoja Farm

88 ACRES PRIME LAND – TO BE OFFERED IN 5 PARCELS

Excellent Building Tracts W/ Panoramic Views – Ranging From 5 Acres To 10 Acres Each – 60-Acre Farmland Parcel W/ Original Set Of Farm Buildings – Mineral Rights Transfer – Sugar Creek Twp. – Dalton School District – Wayne County

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

Bair Rd., Dalton, OH 44618

Directions: From Dalton, OH and SR 94, take US RT 30 west 1.7 miles to Kurzen Rd. then north a half mile to Bair Rd. then west a half mile to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



330.455.9357 • kikoauctions.com





KIKO AUCTIONEERS

2722 Fulton Dr. NW, Canton, OH 44718
kikoauctions.com

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EXCITING OPPORTUNITY! BADOJA FARM

88 Acres Prime Land – To Be Offered In 5 Parcels
Excellent Building Tracts W/ Panoramic Views
Ranging From 5 Acres To 10 Acres Each
60-Acre Farmland Parcel W/ Original Set Of Farm
Buildings – Mineral Rights Transfer – Sugar Creek Twp.
Dalton School District – Wayne County



Members – State and National Auctioneers Association



REAL ESTATE: 88 acres of gently rolling productive farmland. (Land has been organically farmed). 1,134 feet of frontage on Bair Rd. Farm buildings located back the farm lane include an authentic Quonset style bank barn formerly used for dairy cattle, beef cattle, and sheep. Adaptable to a multitude of uses. Nice 40 x 72 open front pole building with 14-ft. ceiling height. 75 x 100 free stall barn. 32 x 34 shop building with drive-thru overhead doors. Two drive-thru corn cribs, 5,000 grain bin with fan and unloading auger, 18 x 60 and 20 x 72 poured concrete silos with unloaders. Nice setting. Mineral rights transfer. Part of Wayne Co. parcel #:47-01927.000.

LAND TO BE OFFERED AS FOLLOWS:

PARCEL #1: 60 acres farmland with farm buildings. 30 ft. frontage on Bair Rd.

PARCEL #2: 6.6 acres ideal home site with panoramic view. 277 ft. road frontage.

PARCEL #3: 5.8 acres ideal home site with panoramic view. 275 ft. road frontage.

PARCEL #4: 5.8 acres ideal home site with panoramic view. 275 ft. road frontage.

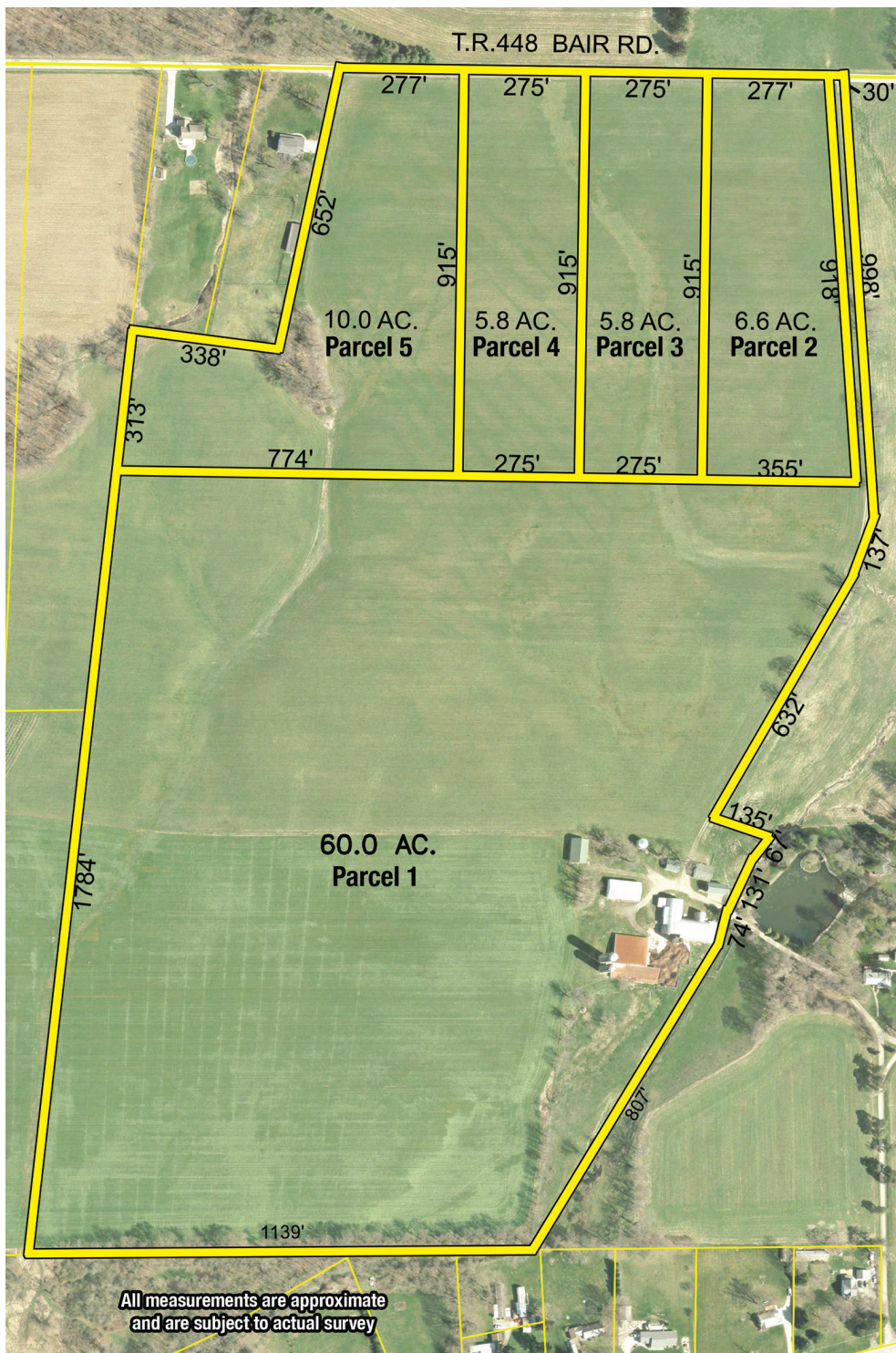
PARCEL #5: 10 acres ideal home site, small patch of trees. 277 ft. road frontage.

Parcels will be offered bidders choice then as an entirety and will sell whichever way nets the most for the seller.

NOTE: Financing available to qualified buyers. We make buying land at auction easy. Bring your favorite builder to this exciting land auction! Call Peter Kiko Sr. for 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: Badoja Farms Inc. and the Blosser Family



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