



AUCTION

LEADING THE INDUSTRY SINCE 1945

SATURDAY – MAY 5, 2018 – 11:00 AM

EXCITING OPPORTUNITY

224 Acres Wooded and Farmland

To Be Offered In 8 Parcels Then As A Unit
Excellent “Big Buck” Hunting – Near Leesville Lake – Mature Timber
Orange Twp. – Carroll County – Conotton Valley SD
45 Minutes To Canton – 30 Minutes To Dover/New Phila
Family Owned For 50 Years!

Absolute auction, all sells to the highest bidders on location:

CORNER OF AZALEA RD. SW & DEACON RD. SW, BOWERSTON (LEESVILLE), OH 44695

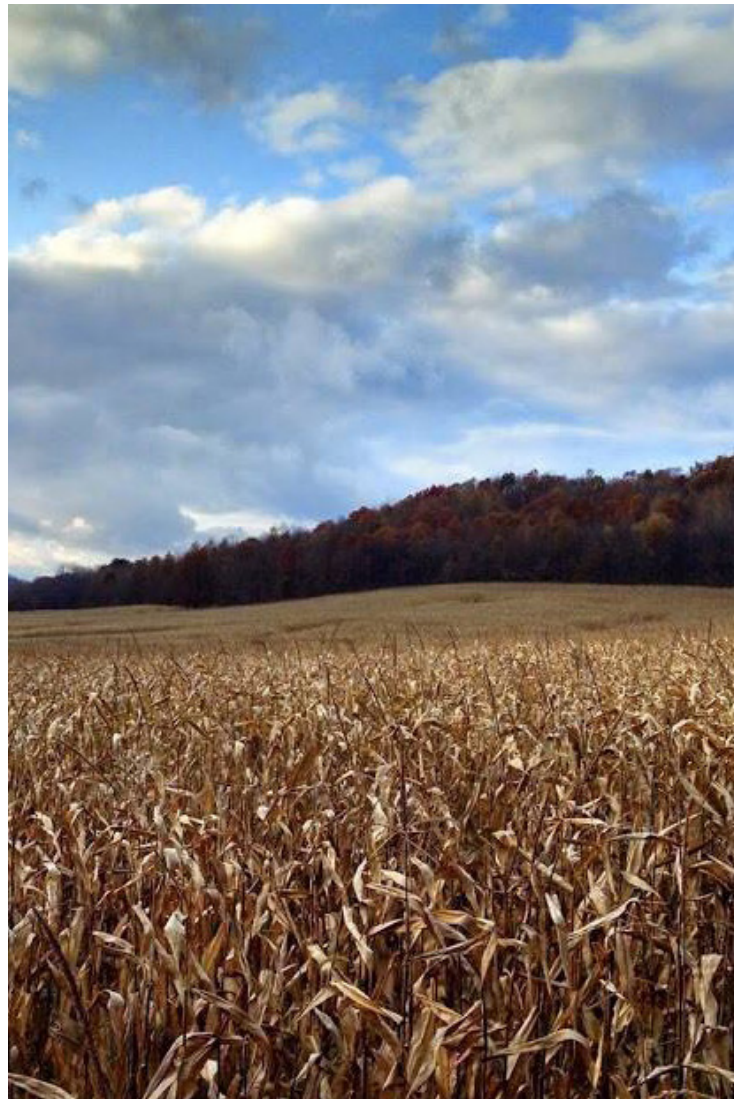
Directions: From Canton, OH take I-77 south approx. 10 miles to exit #93 for OH SR 212, go east on SR 212 20.9 miles to Azalea Rd. SW turn left and straight-ahead quarter mile to auction. Watch for KIKO signs.

224 acres of rolling wooded hills and gently rolling crop land.
Loads of road frontage and nature trails. Very scenic.

TO BE OFFERED AS FOLLOWS:

- PARCEL #1:** 5 acres open land, 524' road frontage.
- PARCEL #2:** 42.7 acres majority crop land, balance is wooded. Ideal hunting. 440' road frontage. Adjoins public hunting.
- PARCEL #3:** 50 acres wooded land w/ strip lake. Excellent hunting and timber. 980' road frontage. Adjoins public hunting.
- PARCEL #4:** 9.3 acres open land w/ small patch of woods. Nice home site. 810' road frontage.
- PARCEL #5:** 15 acres half wooded/timber. 555' road frontage.
- PARCEL #6:** 33.5 acres wooded & open crop land. Excellent hunting. Adjoins public hunting. Timber. 825' road frontage.
- PARCEL #7:** 34.7 acres majority wooded/timber, balance crop land. Excellent hunting. Adjoins public hunting. 640' road frontage. Small hunting cabin.
- PARCEL #8:** 33.5 acres wooded/timber. Excellent hunting. 790' road frontage.

NOTE: Parcels will be offered bidders choice then together and will sell whichever way nets the most for the seller. Truly a hunter's paradise. Walking distance to Leesville Lake. Ideal investment you can enjoy. KIKO agent will be on location April 28th for any questions, 10:30 AM-12:00 PM! Bring your hiking boots and walk the trails. Financing available to qualified buyers. Gas/oil rights reserved, all other minerals transfer.

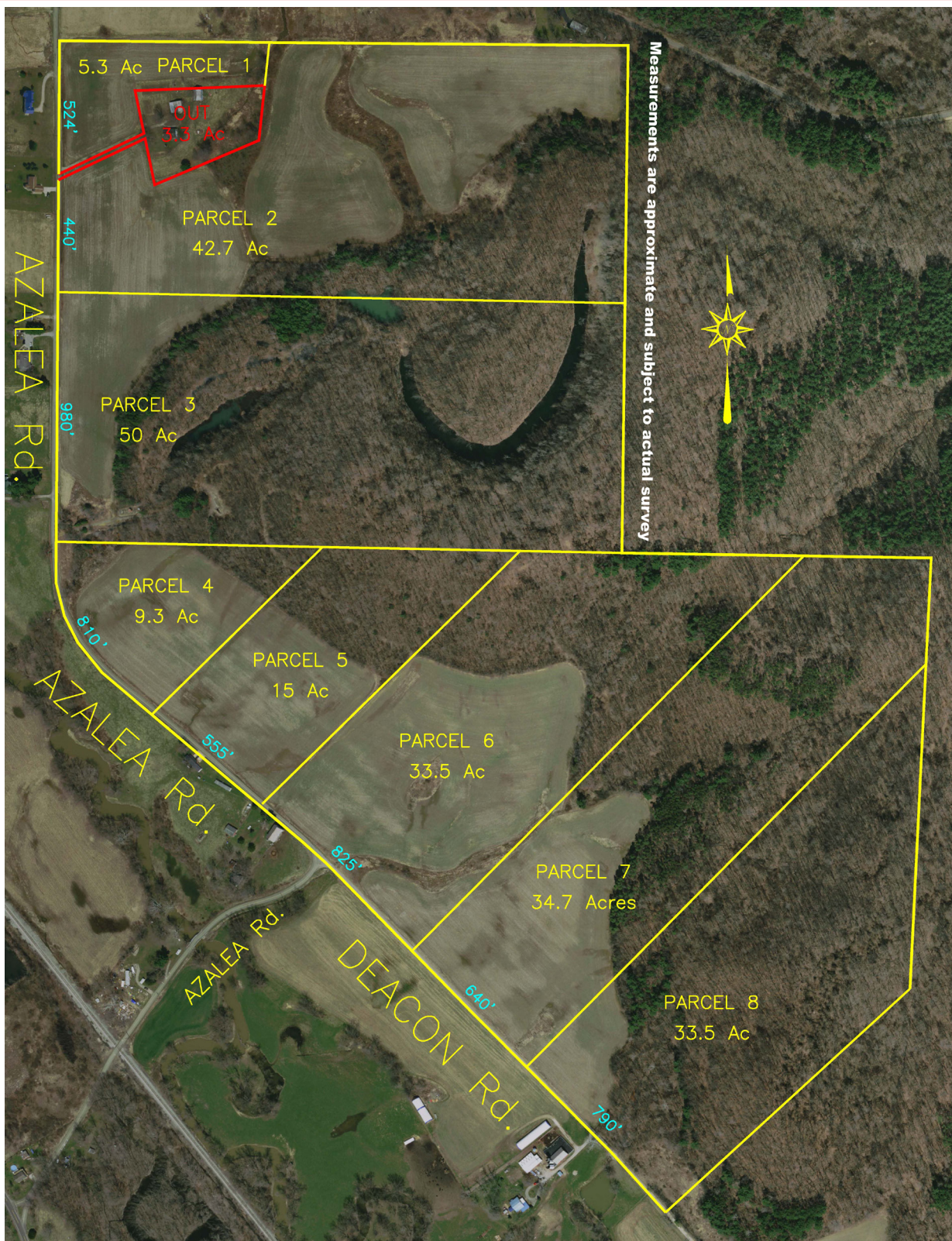


Information is believed to be accurate but not guaranteed.



330.455.9357 • kikoauctions.com





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: Patricia A. Kiko Spousal IRA, Huntington National Bank Trustee



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