



# AUCTION

LEADING THE INDUSTRY SINCE 1945

Saturday – June 23, 2018 – 11:00 AM

## 123-Acre Farm With 2 Homes

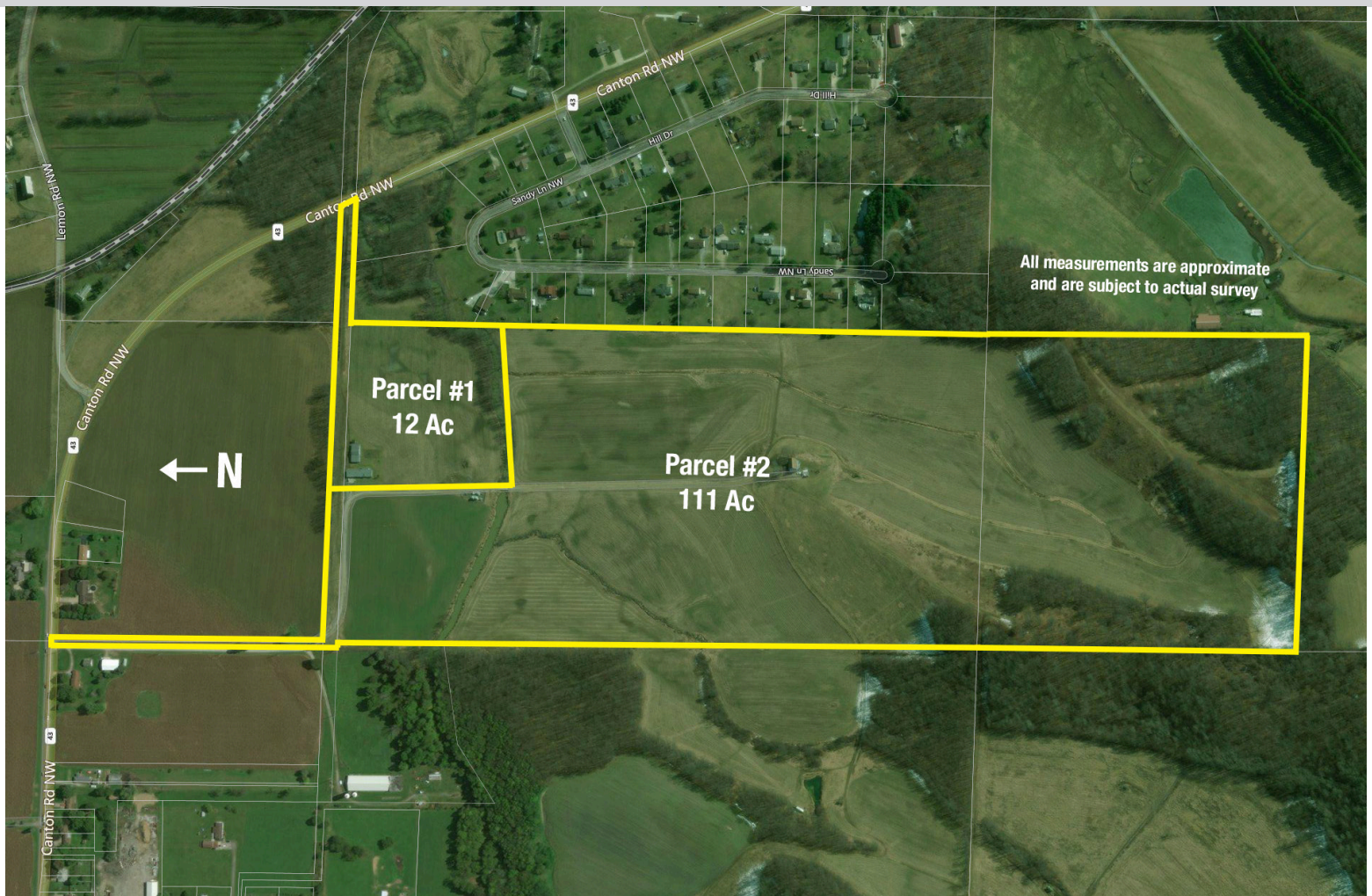
FREE GAS – HIGHLY PRODUCTIVE TILLABLE LAND

Woods – Creek – Offered In 2 Parcels And As An Entirety  
Brown Twp. – Carroll County, OH

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

**7291 & 7293 Canton Rd. NW, Malvern, OH 44644**

Directions: Take SR 43 just south of SR 183 to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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**KIKO AUCTIONEERS**

2722 Fulton Dr. NW, Canton, OH 44718

[kikoauctions.com](http://kikoauctions.com)

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## 123-ACRE FARM WITH 2 HOMES

Free Gas – Highly Productive Tillable Land  
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As An Entirety – Brown Twp. – Carroll County, OH



**Members – State and National Auctioneers Association**



Features a productive 123-acre farm that is approx. 80% tillable. Had a 200 bushel/acre corn yield last year. Gently rolling w/ some woods to rear. Improvements include an original two-story farm home having 4 bedrooms & 2 full baths, sandstone walk-out basement, breaker electric, new water heater, & new septic (2012). Needs a little TLC. Sits way back down a long driveway. Also, a good 1980s manufactured home w/ full walk-out basement, 3 bedrooms & 2 full baths, steel roof, and 3-car garage plus 3-bay shop building w/ overhead doors. Property is offered in 2 parcels and as a unit and will sell whichever way brings the most. Free gas. Invest in land - you'll be glad you did!

**PARCEL #1:** Approx. 12 acres w/ manufactured home & outbuildings

**PARCEL #2:** Approx. 111-acre farm w/ farmhouse

**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:** Deininger Enterprises LLC



Auctioneer/Realtor®  
**MATTHEW P. KIKO AARE**  
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