



AUCTION

LEADING THE INDUSTRY SINCE 1945

Saturday – September 8, 2018 – 1:00 PM

ATTENTION FARMERS, INVESTORS, HUNTERS & HOMESTEADERS

91-Acre Farm To Be Offered In 4 Parcels

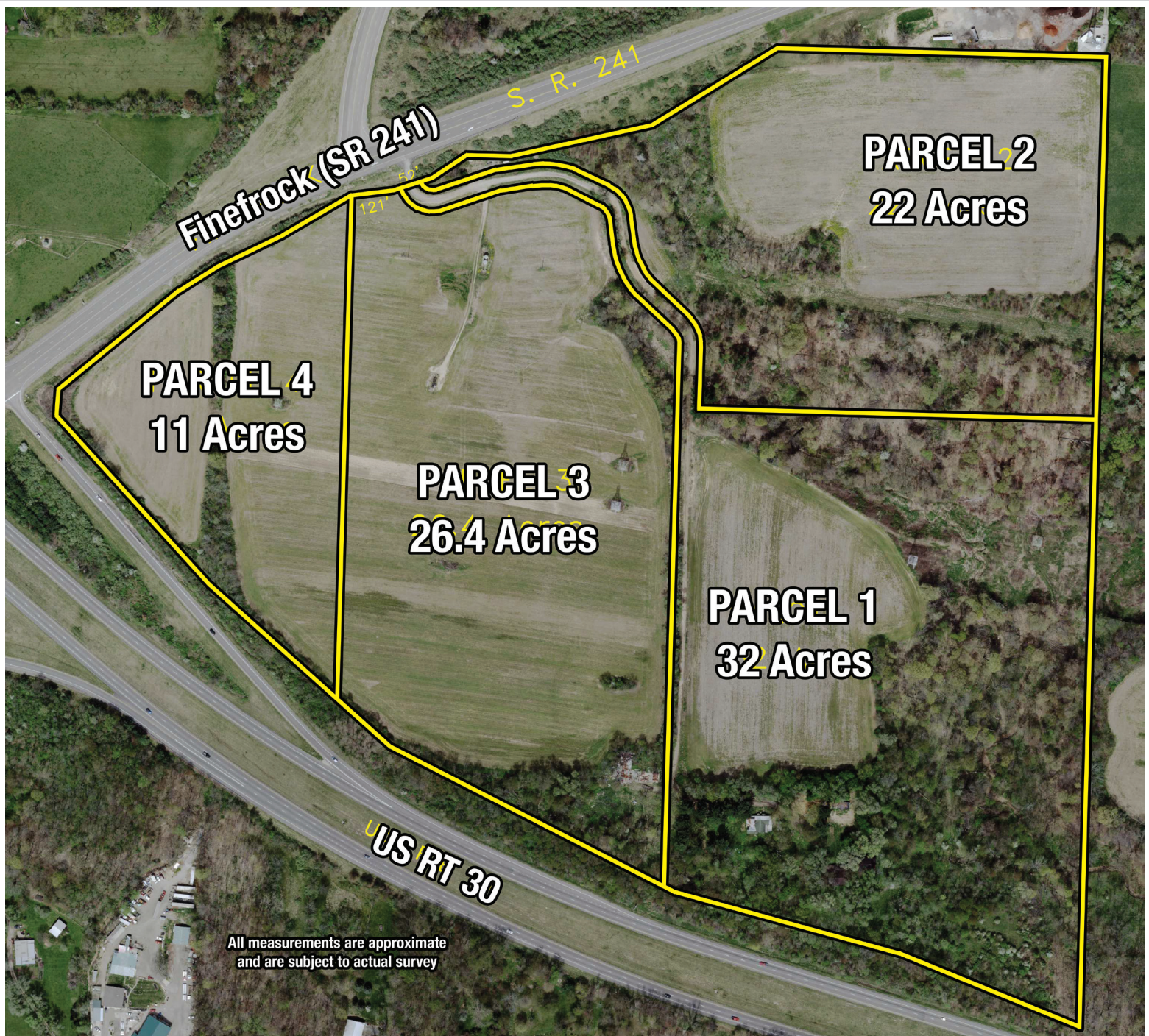
Wooded Hideaway Parcel – Farmland Parcels – Handyman Special Home & Barns
SR-241 Frontage – Tuscarawas Twp. – Tuslaw Schools- Stark Co.

Owners have purchased another property.

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

2696 Deerford Ave. SW, Massillon, OH 44647

Directions: From US RT-30 at Massillon, OH take SR-241 exit then just north on SR-241 to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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REAL ESTATE: Features 91.5 acres gently rolling land. Approx. 2/3 open farmland (presently planted in soybeans) balance wooded. Located back the winding farm lane. Original 4-bedroom farm home, bank barn and misc. sheds. All in need of handyman updates. Truly a diamond in the rough! Great setting with stately trees. Convenient location with easy access to US RT-30. No zoning. Tuslaw Schools.



91.5 ACRES TO BE OFFERED AS FOLLOWS:

PARCEL #1: Approx. 32 acres with existing driveway. Approx. 1/3 open farmland, balance wooded. Handyman home and barns. Wooded hideaway. Homesteader and hunter's dream! 52 ft. frontage on SR-241.



PARCEL #2: Approx. 22 acres. Majority farmland, balance wooded. Ideal homesite. Over 600 ft. frontage on SR-241 plus additional easement access over driveway on Parcel #1.

PARCEL #3: Approx. 26.4 acres. Over 80% open farmland, 121 ft. frontage on SR-241 plus additional easement access over existing driveway on Parcel #1.



PARCEL #4: Approx. 11 acres open farmland. Treed fence line down through middle of parcel. Over 800 ft. frontage on SR-241, plus exposure on US RT-30. Ideal business location with easy access to RT-30 on-ramp. No zoning!

AUCTIONEER'S NOTE: Parcels will be offered bidder's choice, then as an entirety, and will sell whichever way brings to most. Plan to be the highest bidder! Land is an investment you can enjoy and feel good about. Bank financing available to qualified bidders.



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:
The Feichter Family



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