



AUCTION

LEADING THE INDUSTRY SINCE 1945

Saturday – September 8, 2018 – 10:00 AM

O. D. Miller Family Partnership

Development Potential – 23+ Acres Land – Offered In 2 Tracts

TRACT #1: 7 Acres, Large Farmhouse W/ Addition & 32' x 40' Workshop

TRACT #2: 16 Acres W/ All Utilities

Mineral Rights Transfer – Pastures – Stark Co., OH – Louisville Schools

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

1485 N. Chapel St., Louisville, OH 44641

Directions: Take SR 44 south of US RT 62 or north of Reno Dr. to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



330.455.9357 • kikoauctions.com



Real estate features nice 23 acres of land with century farmhouse having large rear addition. Three bedrooms, one full & two half baths. Nice road setting w/ fenced yard area. Home needs updating 32' x 40' block workshop. Current 9-year tenant. Rear pasture area, creek, also has nice frontage on Reno Dr. Current taxes \$728.54 per half year. Louisville Schools.

NOTE: Property offered in two tracts & as an entirety. Selling whichever way brings the most.

TRACT #1: 7 acres with home, workshop mentioned above. 338' frontage, pasture & creek in back!

TRACT #2: 16.1 acres vacant land with creek to the east, lays really nice. Oil well in back third of property. All utilities at the street: gas, water, sewer.

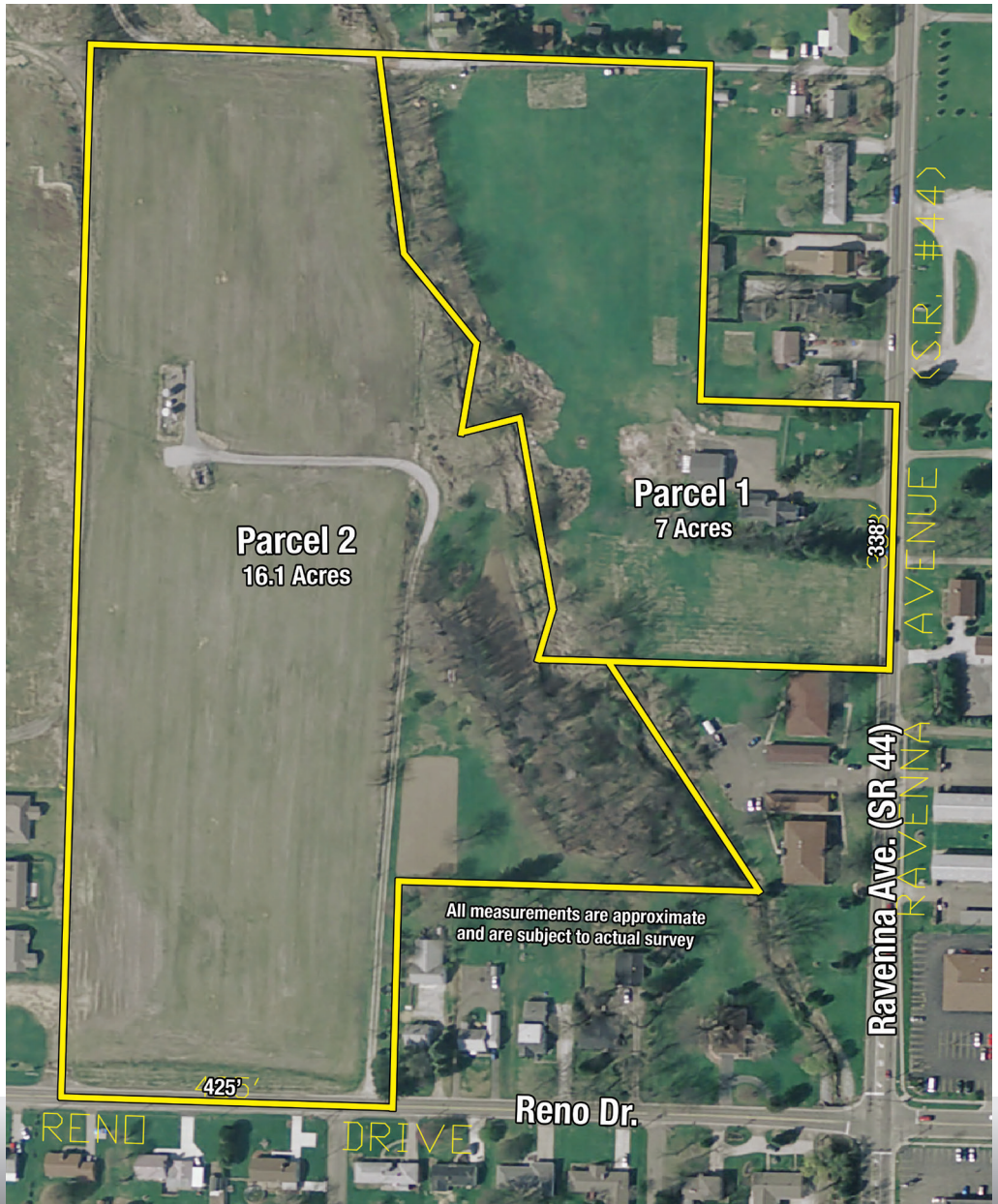
NOTE: Walk this land at your convenience. Call George Kiko for help with financing!

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: O. D. Miller Family Partnership



Auctioneer/Realtor®
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