



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**Saturday – September 29, 2018 – 10:00 AM**

**EXCITING OPPORTUNITY!**

## 100-ACRE FARM

**TO BE OFFERED IN 5 PARCELS, THEN AS AN ENTIRETY**

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

**1781 Deerfield Ave. S., Dalton, OH 44618**

**Directions:** From Dalton, OH take US RT-30 east 1.7 miles to West Lebanon Rd. (CR-105) then south to Davis Rd. then east to Deerfield Ave. and south to auction. Or from Massillon, OH take Lincolnway Ave. (SR-172) west to Deerfield Ave. then south to auction. Watch for KIKO signs.

80% Tillable Cropland – Gas/Oil Rights Transfer – Good Home And Barns  
Great Setting – Sugar Creek Twp. – Wayne Co – Dalton School District



All measurements are approximate and are subject to actual survey.



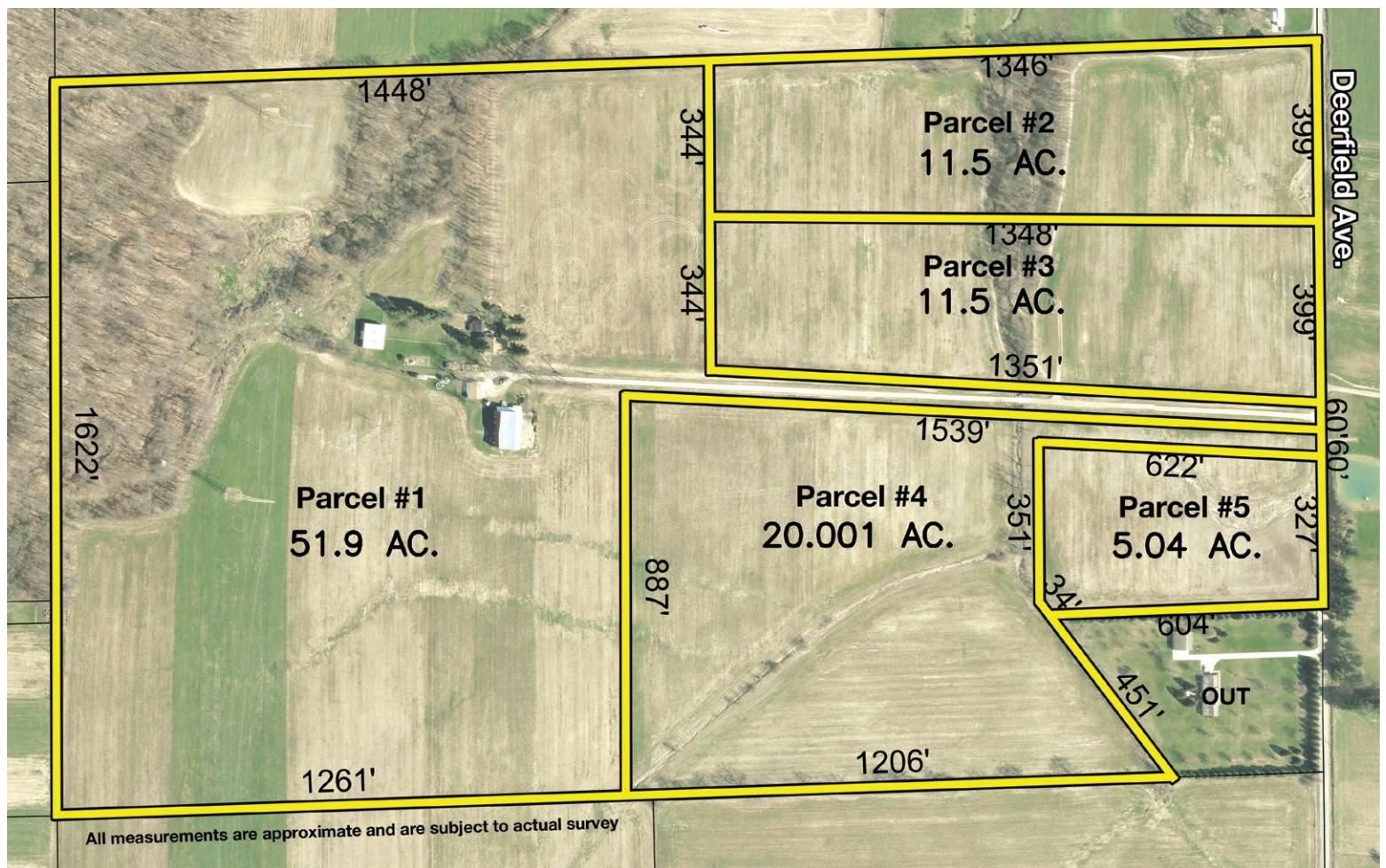
Information is believed to be accurate but not guaranteed.



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**OPEN HOUSE:** Mon., Sept. 24th from 4:00-6:00 PM

**REAL ESTATE:** Features a picturesque 100-acre farm. Over 80% gently rolling cropland balance wooded with stream. Soil types include Fitchville, Berks, and Canfield silt loams. Located back the farm drive, improvements include a solid two-story farm home featuring foyer front entrance with open staircase up to four bedrooms and bath. Main level features dining room, large living room, eat-in country style kitchen with maple cabinetry and laundry/mudroom. Full bath with double vanity. Basement with additional outside entrance. Gas furnace with wood burner add-on. Home has aluminum siding, 7-year-old shingles and welcoming front porch. Home currently rented. Better check it out!

Outbuildings include nice 24'x36' pole barn garage with three overhead garage doors. 44x54' Morton pole building 20'Wx12'H sliding doors and electric. Nice authentic 40'x80' bank barn with 8 stanchions and milk house. Small hog barn and corn crib. Great setting with panoramic view. Gas/oil rights transfer.

**FARM TO BE OFFERED AS FOLLOWS:**

**PARCEL #1:** Approx. 51.9 acres with home, barns. 65% tillable balance wooded with stream. Great private setting. 60 ft. road frontage.

**PARCEL #2 AND #3:** Approx. 11.5 acres each. Scenic stream running through the middle of each parcel. 399 ft. frontage each.

**PARCEL #4:** 20 acres open farmland. Flag shaped parcel. 60 ft. road frontage.

**PARCEL #5:** Approx. 5 acres open land with 327 ft. road frontage.

**NOTE:** All measurements and acreages are approximate and subject to actual survey. Parcels will be offered bidders choice then as an entirety and will sell whichever way brings the most. Financing including bridge loans on your existing home are available to qualified bidders. Real estate is an investment you can enjoy and feel good about!

**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:** David M. Frank and Carol A. Hill, Co-trustees of the Elizabeth D. Frank Trust



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