

FARM AUCTION #1: 16931 and 17297 Back Massillon Rd., North Lawrence, OH.

Approx. 252.7 acres gently rolling land. Over 80% tillable cropland, balance wooded and pasture. 2,543 ft. frontage on Back Massillon Rd. and 1,020 ft. frontage on Dalton Fox Lake Rd. Gas/oil rights transfer, free gas per lease. Improvements include two-story vinyl-sided, four-bedroom one-bath farmhouse with attached two-car garage. Ready for updates. And a rough century two-story, 3-bedroom, one-bath brick home. 50 x 100 pole barn machinery shed with concrete floor and elec. 40 x 80 bank barn with large straw shed addition, concrete feed lot, milk house and parlor. Three silos and manure pit. 40x80 bank barn and Quonset shed.

FARMAUCTION #1 TO BE OFFERED AS FOLLOWS:

PARCEL #1: 16931 Back Massillon Rd. – 165 acres, 80% tillable, farm home and main set of farm buildings, 482 ft. frontage.

PARCEL #2: 17297 Back Massillon Rd. – Approx. 5.5 acres with handyman special home and barns. Approx. 560 ft. frontage.

PARCEL #3: Approx. 11.1 acres open farmland. Approx. 692 ft. frontage.

PARCEL #4: Approx. 17.6 acres open farmland. Approx. 809 ft. frontage.

PARCEL #5: Approx. 26.5 acres open farmland. Approx. 510 ft. frontage on Dalton Fox Lake Rd.

PARCEL #6: Approx. 26.7 acres open farmland. Approx. 510 ft. frontage on Dalton Fox Lake Rd.

NOTE: Parcels will be offered separate and in combination, then as an entirety and will sell whichever way brings the most.

AUCTION BY ORDER OF: Judge Mark K. Wiest of the Wayne County Common Pleas Court, Case #2017-CVC-H-000265



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FARM AUCTION #2: 2559 Mt. Eaton Rd., Orrville, OH. Located 2 miles North of Dalton, OH on SR-94.

Approx. 75.4 acres gently rolling farmland & small patch of woods. Gas/oil rights transfer. Improvements include a rough vinyl-sided four-bedroom, one-bath, two-story farmhouse. 40 x 100 authentic bank barn and nice 40 x 80 open front pole building with concrete floor, and other sheds. Nice hilltop setting with panoramic views.

FARMAUCTION #2 TO BE OFFERED AS FOLLOWS:

PARCEL #1: Approx. 12.4 acres with 469 ft. frontage. Includes home and barns. Ideal hobby farm!

PARCEL #2: Approx. 12.1 acres. Majority wooded, balance open cropland. Panoramic view. Approx. 437 ft. frontage.

PARCEL #3: Approx. 11.1 acres cropland. Approx. 447 ft. frontage.

PARCEL #4: Approx. 39.8 acres. Majority open cropland, balance wooded. Approx. 816 ft. frontage on west side of Mt Eaton Rd.

NOTE: Parcels will be offered separate then together and will sell whichever way brings the most.

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. Buyer will have immediate farming rights.



Explore Your Options

AUCTION

LEADING THE INDUSTRY SINCE 1945

Saturday – October 6, 2018 – 10:00 AM

Two Eastern Wayne County Farms

329 ACRES TOTAL – TO BE OFFERED IN 10 PARCELS

Baughman Twp. – Dalton & Green Local Schools

All sells from one location:

16931 Back Massillon Rd., North Lawrence, OH 44666

Directions: From Dalton, OH and US RT-30 take SR 94 north approx. 5.5 miles to Back Massillon Rd. then east 2.1 miles to auction. Or from SR-21 at Canal Fulton, OH take Marshallville St. west approx. 3 miles to Dalton Fox Lake Rd. then south 2.4 miles to Back Massillon Rd. then west 0.4 mile to auction. Watch for KIKO signs.

OPEN HOUSE: Saturday – September 22nd from 4:00-5:00 PM



Information is believed to be accurate but not guaranteed.



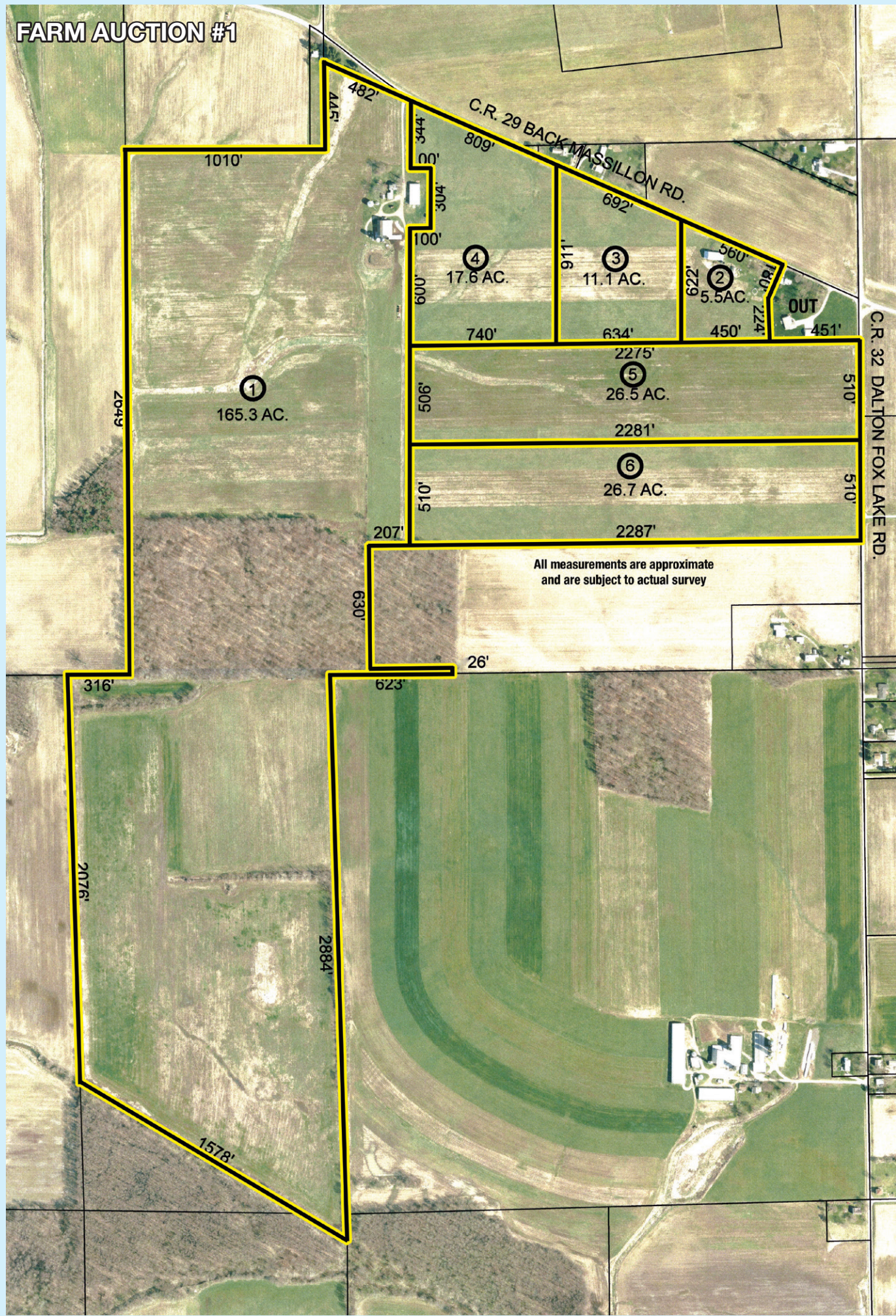
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FARM AUCTION #1



FARM AUCTION #1



FARM AUCTION #1



FARM AUCTION #2



FARM AUCTION #2



FARM AUCTION #2

