



AUCTION

LEADING THE INDUSTRY SINCE 1945

SATURDAY – OCTOBER 20, 2018 – 12:00 PM

High Point Development

INVESTMENT, DEVELOPMENT, AGRICULTURE OR BUILDING OPPORTUNITY

50.62 Acres Vacant Land – 18 Residential Building Lots

Buy One Lot Or Multiple Lots - Public Water, Sewer, & Natural Gas

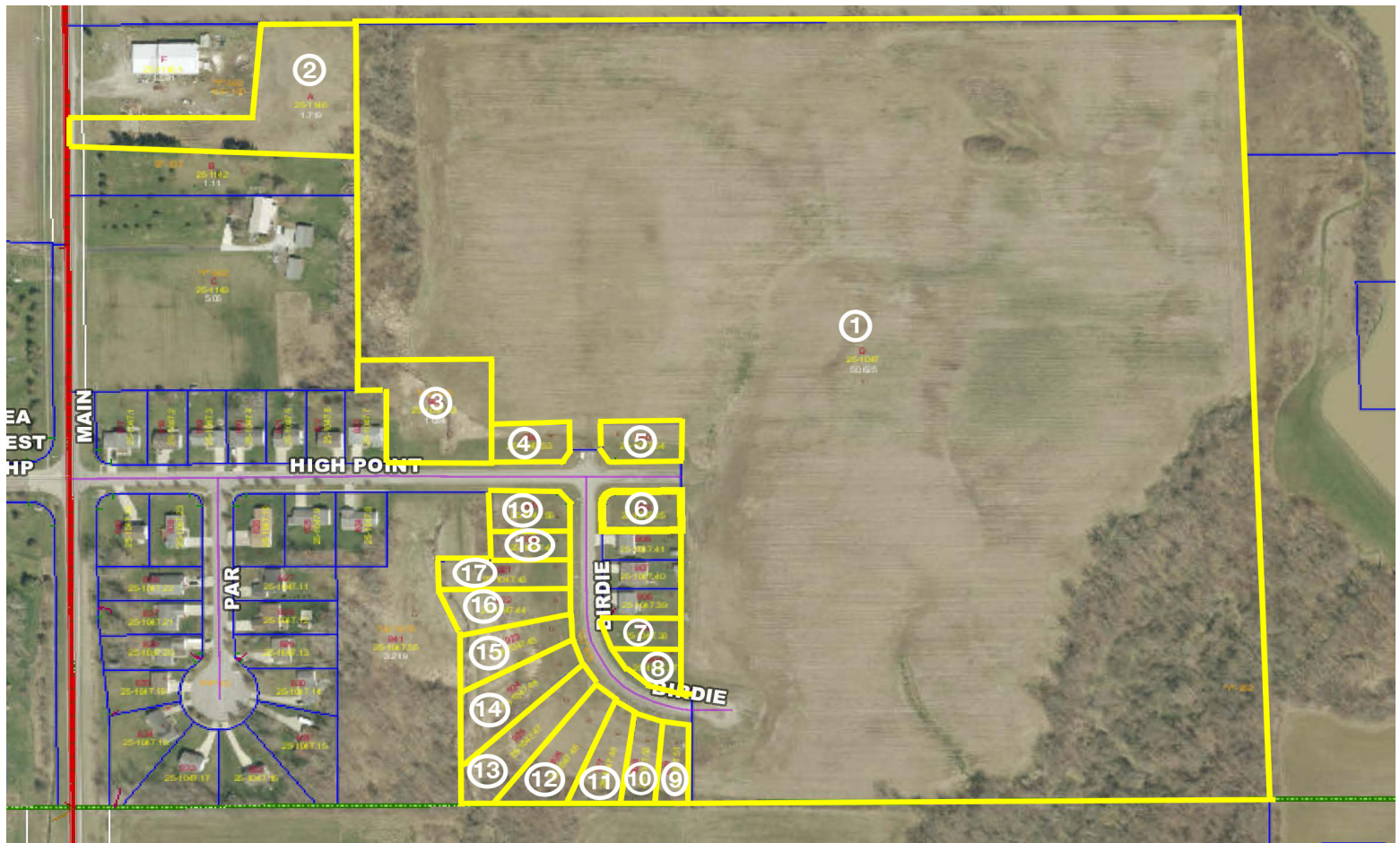
Wayne Co. – West Salem Village – Northwestern Local Schools

Owners are retiring. Absolute auction, all sells to the highest bidder(s) on location:

53 BIRDIE DR., WEST SALEM, OH 44287

Directions: From West Salem, OH take RT 301 (S. Main St.) south of RT 42 to High Point Dr. and left to auction.

Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



330.455.9357 • kikoauctions.com





KIKO AUCTIONEERS

2722 Fulton Dr. NW, Canton, OH 44718

kikoauctions.com

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HIGH POINT DEVELOPMENT

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Members – State and National Auctioneers Association



PARCEL #1: #25-01047, Birdie and High Point Dr. 50.625 acres vacant land. Mostly tillable with approx. 6 acres wooded. 3 streets stub into this parcel. Ideal development, agricultural or investment. Half real estate taxes are \$2,246.69 (no CAUV).

PARCEL #2: #25-01146, S. Main St. 1.719 acres vacant land. 60.39' frontage on S. Main St. \$67.51 half taxes.

PARCEL #3: #25-01047.052, High Point Dr. 1.034 acres, 200' frontage, \$40.57 half taxes.

PARCEL #4: #25-01047.053, High Point Dr. .229 acres, 125' frontage, \$115.72 half taxes.

PARCEL #5: #25-01047.054, High Point Dr. .272 acres, 125' frontage, \$131.58 half taxes.

PARCEL #6: #25-01047.025, Birdie Dr. .275 acres, corner lot, \$121.04 half taxes.

PARCEL #7: #25-01047.038, Birdie Dr. .195 acres, 62' frontage, \$88.89 half taxes.

PARCEL #8: #25-01047.037, Birdie Dr. .188 acres, 174' frontage, \$110.85 half taxes.

PARCEL #9: #25-01047.051, Birdie Dr. .242 acres, 60' frontage, \$97.98 half taxes.

PARCEL #10: #25-01047.050, Birdie Dr. .268 acres, 50' frontage, \$84.69 half taxes.

PARCEL #11: #25-01047.049, Birdie Dr. .347 acres, 50' frontage, \$87.89 half taxes.

PARCEL #12: #25-01047.048, Birdie Dr. .489 acres, 50' frontage, \$93.11 half taxes.

PARCEL #13: #25-01047.047, Birdie Dr. .565 acres, 50' frontage, \$94.66 half taxes.

PARCEL #14: #25-01047.046, Birdie Dr. .551 acres, 50' frontage, \$94.66 half taxes.

PARCEL #15: #25-01047.045, Birdie Dr. .415 acres, 50' frontage, \$90.00 half taxes.

PARCEL #16: #25-01047.044, Birdie Dr. .398 acres, 50' frontage, \$89.33 half taxes.

PARCEL #17: #25-01047.043, Birdie Dr. .347 acres, 60' frontage, \$68.50 half taxes.

PARCEL #18: #25-01047.042, Birdie Dr. .206 acres, 60' frontage, \$60.52 half taxes.

PARCEL #19: #25-01047.056, Birdie Dr. & High Point Dr., corner lot. .275 acres, \$80.69 half taxes.



AUCTIONEER'S NOTE: Take advantage of this rare opportunity! Walk the land with permission only, call Jeff Kiko with any questions. All of the lots have available public water, public sewer, electric, natural gas, and paved streets. Come buy one lot or multiple lots. All mineral rights owned by the seller will transfer, no current income.

TERMS ON REAL ESTATE: 20% 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: Denver M. Hamrick, Trustee



Auctioneer/Realtor®

JEFF R. KIKO

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