



AUCTION

LEADING THE INDUSTRY SINCE 1945

Saturday – March 30, 2019 – 10:30 AM

Exciting Land Opportunity!

BUTLER ESTATE AUCTION!

151+ ACRES MOSTLY TILLABLE LAND OFFERED IN PARCELS

Good Farm Land With Building Sites And Great Country Views

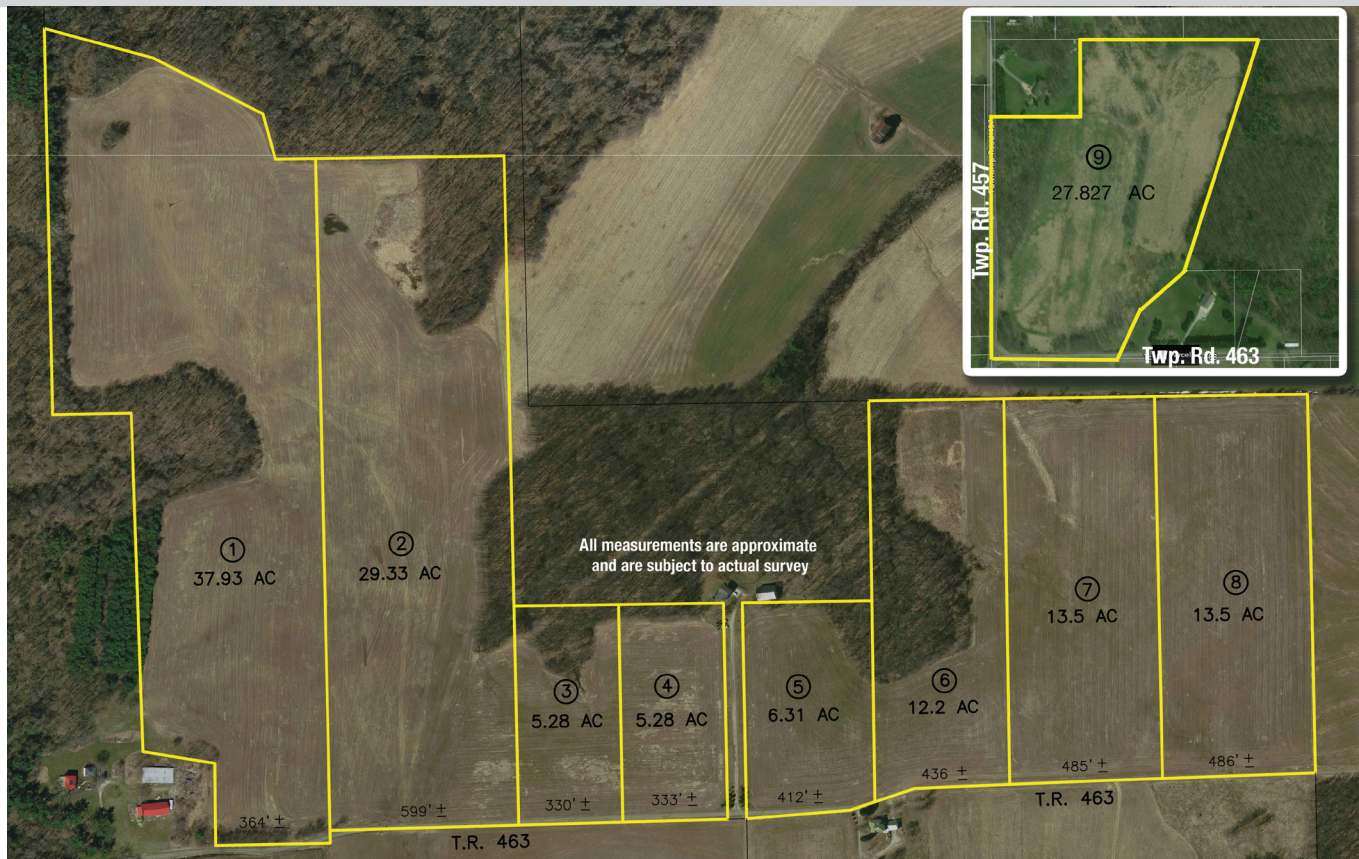
Located On East Edge Of Loudonville, OH – Holmes County

Minutes From Mohican State Park And Pleasant View Lake

Property sells to settle the estate on location:

Twp. Rd. 463, Loudonville, OH 44842

Directions: Located on the east edge of town. Take RT 39/60 east to Twp. Rd. 457 and go north to Twp. Rd. 463 and east to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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KIKO AUCTIONEERS

2722 Fulton Dr. NW, Canton, OH 44718

kikoauctions.com

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**151+ Acres Mostly Tillable Land Offered In Parcels
Good Farm Land With Building Sites And Great
Country Views – Located On East Edge Of
Loudonville, OH – Holmes County – Minutes From
Mohican State Park And Pleasant View Lake**



Members – State and National Auctioneers Association



REAL ESTATE:

PARCEL 1: 39.93 acres mostly tillable land with some woods. Approx. 364' frontage.

PARCEL 2: 29.33 acres mostly tillable land with some woods. Approx. 599' frontage.

PARCEL 3: 5.28 acres tillable land with nice building site. Approx. 330' frontage.

PARCEL 4: 5.28 acres tillable land with nice building site. Approx. 333' frontage.

PARCEL 5: 6.31 acres tillable land with nice building site. Approx. 412' frontage.

PARCEL 6: 12.2 acres tillable & wooded land with building site. Approx. 436' frontage.

PARCEL 7: 13.5 acres tillable land with building site. Approx. 485' frontage.

PARCEL 8: 13.5 acres tillable land with building site. Approx. 486' frontage.

PARCEL 9: 27.827 acres of mostly open land with frontage on Twp. Rd. 463 & 457. Pond site and nature! Property is on edge of Loudonville limits. Approx. 568' frontage on Twp. Rd. 463 and 1,094' frontage on Twp. Rd. 457.

NOTE: Land lays very nice with gentle roll and great country views. Located halfway between Columbus and Cleveland, OH. Minutes from Mohican State Park and Pleasant View Lake. For more information or help with financing contact auctioneer! Make plans to attend now!

TERMS ON REAL ESTATE: 15% 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: Stephen M. Butler, Executor for the Thomas P. Butler Jr. Estate., Holmes County Probate Case #18ES079



Auctioneer/Realtor®

EUGENE R. KIKO

330-495-0131

genokiko@kikocompany.com



Auctioneer/Realtor®

EUGENE F. KIKO

330-495-0041

genekiko@kikocompany.com



330.455.9357 • kikoauctions.com

