



AUCTION

LEADING THE INDUSTRY SINCE 1945

Monday – May 27, 2019 – 11:00 AM

Memorial Day Absolute Auction – Rare Opportunity!

66 Acre Farm – To Be Offered in 2 Parcels

Productive Cropland – Fishing Lake – Farm House & Pole Barn – Mineral Rights Transfer – 2,562 Ft Road Frontage – Residential or Commercial Potential – No Zoning East Union Twp. – Wayne County – Southeast School District

Seller is relocating out of state. Absolute auction, all sells to the highest bidder on location:

7606 McQuaid Rd., Wooster, OH 44691

Directions: From Wooster, take US RT 30E to Apple Creek Rd. (CR-44) exit, go south to McQuaid Rd. and east to auction.
Or from Lincoln Way E. take Apple Creek Rd. north to McQuaid Rd. and east to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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REAL ESTATE: 66 acres majority gently rolling productive cropland, balance a small patch of hardwood next to a scenic deep fishing lake with great setting. Lays on both sides of McQuaid Rd. with over 2,500 feet of total road frontage. Improvements include a handyman special four-bedroom two-story farm house, 40x70 pole barn and chicken coop. Gas/oil rights transfer. Land lays ideal for residential or commercial/industrial potential. Land is a great investment you can feel good about and enjoy!

FARM TO BE OFFERED AS FOLLOWS:

PARCEL #1: 38.8 acres farmland with home and barns. 1,281 ft. road frontage.

PARCEL #2: 27.3 acres farmland with small patch of hardwoods and fishing lake. Water well. Ideal homesite. 1,281 ft. road frontage.

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. Property to be offered as a Multi Par auction and sold whichever way it brings the most.

AUCTION BY ORDER OF:
Tim M. Casterline



Auctioneer/Realtor®
PETER R. KIKO SR.
330-705-5996
peter@kikocompany.com



Apprentice Auctioneer/Realtor®
KRISTEN KIKO
330-234-7110
kristen@kikocompany.com



330.455.9357 • kikoauctions.com

