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Explore Your Options

AUCTION

LEADING THE INDUSTRY SINCE 1945

Saturday – October 26, 2019 – 11:00 AM
Real Estate To Sell At 12:00 PM Noon

EXCITING REAL ESTATE OPPORTUNITY
Theozorah Family Trust
102 Wooded Acres Offered In 5 Parcels

Parcels Range From 8 – 55 Acres Each – Remodeled Century Home – Portage Co.
 Suffield Twp. – Field Local Schools – Also Selling: Antiques – Furniture – Tools

Absolute auction, all sells to the highest bidders on location:
1914 Martin Rd., Mogadore, OH 44260

Directions: From I-77 and US-224 head east 6 miles or from OH-43 and US-224 head west to Martin Rd., and then north on Martin to address. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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PROPERTY FEATURES: Very scenic property has been in family since 1932 w/ 5 generations of family. The family has used as retreat since 1996. Stately trees throughout property, have been select cut approx. every 3rd year. Property zoned RR and parcels on Martin also zoned residential business overlay.

102 ACRES: Gently Rolling Wooded Acres To Be Offered As The Following:

PARCEL #1: Home parcel. 8.7 acres corner parcel w/ open meadows and stately trees. Exceptional! Move right in! 4-bedroom farm house w/ 4-car detached garage. First floor features open eat-in kitchen overlooking pasture, library or den, living room, dining room, solarium, and half bath. 2nd floor has 4 bedrooms w/ cedar lined closets and 2 full baths. Full walkout. Home has been updated and maintained meticulously. All original wood floors throughout. You will be sure to love what this home offers. Ideal hobby farm. Many updates (see update sheet.)

OPEN HOUSE: Thurs. October 17th from 4:00-6:00 PM

PARCEL #2: 11.8 acres. Wooded gentle rolling parcel w 464' frontage on Marin Rd. Winding creek. Nature lover's paradise

PARCEL #3: 12 acres. Open meadow up front and balance wooded w/scenic creek. Nature lover's paradise. 464' frontage on Martin Rd.

PARCEL #4: 14.3 acres. Block storage/shop building w electric. 100' frontage on Martin Rd. Majority wooded. Nature lover's paradise.

PARCEL #5: 55.5 acres. 95% Wooded balance open meadow. Rare opportunity to own a wooded hideaway w/convenient location. Existing driveway w/gate, trails, and wildlife. Over 1,700' of frontage on Etter Rd.

NOTE: Walk land at your own convenience. Bank financing available on all parcels to pre-qualified bidders. All minerals owned by seller to transfer at closing. Open House: Thurs. October 17th from 4:00-6:00 PM or call Brooks for more info.

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.

ANTIQUES - COLLECTIBLES - CROCKS/STONEWARE: Crock and stoneware - 2 Edison Victrolas w/ horns and rolls - glassware including Limoges, Haviland, HP pieces and more - silver plate srv. pcs - leaded windows - cast iron ice cream parlor chair - gold trim srv. 12 dish set - stemware - common household glassware, china, and kitchen items - books incl. Ed McBain set and Washington Irving - linens and material - early Playboys - ROTC uniform late '60s - Fedora hats

FURNITURE: Early metal medical cabinet - leather sofa, ottoman, and chair - gilded gold mirror - clean upholstered furniture - claw footed secretary - Duncan Phyfe table and server - 3-marble insert coffee table - end tables - oriental front cabinet - cedar chest - king size select number bed - HP end stands - 2 single beds - queen bed - chest of drawers - army foot locker - other pcs of home furniture - all furniture is very clean and excellent shape

TOOLS - LAWN TRACTOR - MISC.: John Deere x300 lawn tractor - John Deere pull behind cart - Stihl weed trimmer - push mower - chainsaw - air comp - elec. power washer - homemade hog rotisserie spit - early iron wheels - lg. cast bell - dinner triangle - corn sheller - cross saw - grinder - approx. 4' grinding wheel - ladders - fencing - misc. lawn and hand tools - humidifier - wood chipper - post hole digger - finish mower

TERMS ON CHATTELS: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card accepted. 4% buyer's premium on all sales; 4% waived for cash or check. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

