



AUCTION

LEADING THE INDUSTRY SINCE 1945

WEDNESDAY – AUGUST 21, 2019 – 12:00 PM

Court Ordered - Farmers National Bank Of Canfield Successor By Merger To First National Bank VS. Troy M. Knoll, Et. Al.

FAIRFIELD TWP. – HURON CO. - 11.56 ACRES WITH MODERN SET OF BUILDINGS – FORMER DAIRY – ADAPTABLE TO MULTITUDE OF USES – OVER 27,500 SQ. FT. UNDER ROOF

Sells on location:

287 S. OLD STATE RD., NORTH FAIRFIELD, OH 44855

Directions: Take Rt. 250 & 13 just southeast of Rt. 20 & 18 to Old State Rd. and south – or – 224 west of Greenwich to Old State Rd. and north. Watch for KIKO signs.



11.5 acres – lots of frontage – great set of buildings all recently built. Painted metal roofing and siding plus curtains for ventilation. 48 X 80 machinery building with enclosed shop bay with roll-up door. 84 X 148 drive-in cattle barn with feed rail, semi solid manure storage and loafing area. 56 X 55 addition with head locks – 36 X 50 holding area with plus fresh pens. 32 X 50 milk house and double 6 flat parlor with head locks. 700-gal. tank, auto waterers, pipeline system. Most buildings with poured concrete walls and floors. Well maintained. Photos and map on website. Parcel #110030010260300. Great opportunity. Excellent condition.



Note: Property will not be sold for less than 2/3 of the appraisal value of \$225,000.

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. Balance due within 30 days of sale confirmation. 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.



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Court Appointed Private Selling Officer:
Russell T. (Rusty) Kiko, Jr., C.A.I., ext 115, 330-495-0923

Auction By Order Of:
Court of Common Pleas of Huron County, OH.
Fairfield Twp. Case #CV20190099



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