



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**THURSDAY – OCTOBER 24, 2019 – 5:30 PM**

## 48-Acre Horse Or Beef Farm

**WITH QUALITY 4-BEDROOM HOME WITH PRIVATE SETTING**

24'x48' Hay Barn & 2 Horse/Beef Barns

Wooster & Franklin Townships - Wayne Co. – Triway Schools

Absolute auction, all sells to the highest bidder on location:

**2973 MILLERSBURG RD., WOOSTER, OH 44691**

Directions: From US 250 east of Wooster at OSU ATI take SR 83 south 1 mile 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

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## 48-ACRE HORSE OR BEEF FARM

With Quality 4-Bedroom Home With Private Setting  
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Wooster & Franklin Townships  
Wayne Co. – Triway Schools



**Members – State and National Auctioneers Association**



**OPEN HOUSE: Monday – October 21, 2019 – 4:00-6:00 PM**

Real estate features a quality custom-built brick & vinyl home w/ attached 2-car garage. Home has large kitchen w/ appliances & bay windows, formal dining room, formal living room, family room w/ stone fireplace & wood burner, half bath, and laundry on the main floor. Second level features a master bedroom w/ full bath, balcony & large walk-in closet, 3 additional bedrooms, and full bath. Basement is partially finished with additional living space for in-law suite with kitchen, living room w/ wood-burning fireplace, full bathroom, and guest room. Propane FA heat, central AC, 200-amp breaker electric, well, and septic. Property also features an in-ground pool, pool house, 24'x48' barn w/ concrete floor, 2 additional horse/beef barns, and concrete mobile home pad w/ well and septic. All this on 48 gently rolling acres. Acreage having good elevation and bottom land. Majority pasture and balance is wooded. Setting back a private farm lane. Taxes are \$2,349 per half year. Wayne Co. parcel #56-01492.000 and #30-01314.001



**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 sold as an entirety and not to be offered in separate parcels.



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