



AUCTION

LEADING THE INDUSTRY SINCE 1945

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SATURDAY – JUNE 6, 2020 – 11:00 AM

75+ Acre Farm Offered In Parcels

OPEN AND WOODED LAND WITH CREEK & NATURE

2 Nice 50'x 104' Shop Buildings - Minerals To Transfer - Online Bidding Available

Seller is relocating. Absolute auction, all sells to the highest bidder on location and online:

8929 & 8891 CHURCH RD. NW, FRAZEYSBURG, OH 43822

Easy access to Columbus. From Rt.16 east of Newark and west of Coshocton to Rt. 586 then north to Licking Valley Rd. Continue north to Hamby Hill Rd. then east to Church Rd. and north to auction. Or from Rt. 79 go south on Licking Valley Rd. to McKee Hill Rd. then east to Church Rd. and south to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed. KIKO Auctioneers

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PARCEL #1: Approx. 7.8 acres featuring (2) Quality 50'x 104' shop buildings. Small living quarters building at one end and storage at the other end. Concrete floors, overhead doors, and overhead lighting. The other with stalls and a barn area at one end, concrete floors, overhead doors, and overhead lighting wired. Open and wooded w/ fenced pasture area and creek access. Approx. 425' frontage on Church Rd.

PARCEL #2: Approx. 44 acres mostly open land, fenced pasture and creek access. Garage, water and septic. Approx. 370' frontage on Church Rd.

PARCEL #3: Approx. 23.5 acres mostly wooded land w/ nature and wildlife. Open in front and creek access at the rear of property. Some harvestable timber. Approx. 180' frontage on Licking Valley Rd.

NOTE: Minerals transfer. Free gas per lease terms. 50% oil and gas royalties. Property will be offered separate and together and sells the way it brings the most. Live and Online bidding on Nextlot. Preview date for the buildings will be on Wednesday, June 3rd from 5:00-6:00 PM. Feel free to walk the property at your convenience. Buildings are only open on the preview date.

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. 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: Reuben D. and Ella A. Byler



Auctioneer/Realtor®
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