



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**Saturday – September 26, 2020 – 2:30 PM**

## Exciting Auction Opportunity!

**145+/- ACRES OPEN AND WOODED LAND!**

**75-ACRE PARCEL W/ 12-ACRE PRIVATE STOCKED LAKE**

**MARKETABLE TIMBER – DEVELOPMENT POTENTIAL**

**RECREATION AND HIDEAWAY PARCELS**

Sold In Parcels Only Ranging From 6.5 Acres To 75 Acres!

No Zoning – Stark County – Paris Twp.

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

**14001 LINCOLN ST. SE, MINERVA, OH 44657**

Directions: Take US Rt. 30 east of I-77 to property or Rt 30 just west of Minerva to property.

Real Estate: Exciting Opportunity! Approx. 145 Acres of Land w/ approx. 12-acre private lake! Frontage on US Rt. 30 and Liberty Church Rd. Stark and Carroll County – No Zoning – Loads of wildlife! – Nature trails – offered in parcels – A parcel to fit your needs! Scenic parcels, high traffic visibility parcels. All measurements are approx. and subject to survey. Divided as follows:

**Parcel #1** – 75.1 Acres of predominately wooded land w/ approx. 12-acre private lake! This property was formerly a fish hatchery. 60' frontage w/ driveway out to US Rt. 30. Beautiful hideaway parcel w/ loads of wildlife!

**Parcel #2** – Approx. 35 Acres wooded land w/ frontage on Liberty Church Rd. Several Dogwood trees on this parcel!

**Parcel #3** – Approx. 17.7 Acres wooded land – nice hideaway parcel. (Note approx. 6.6. acres of this parcel is in Carroll Co., Brown Twp.)

**Parcel #4** – Approx. 6.5 Acres open and wooded land w/ approx. 471' frontage on US Rt 30 – No zoning w/ high traffic visibility

**Parcel #5** – Approx. 6.5 Acres open land w/ manufactured home w/ septic. Approx. 683' frontage on US Rt. 30. No Zoning! Note: This parcel has approved building plans for two storage buildings. Each proposed building is 40x150 and would have 34 units each.

**Note:** Property offers loads of potential! Developing, recreation or private retreat! Property shown by appointment only.

**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. 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 Separate Parcels and not to be offered as an Entirety.

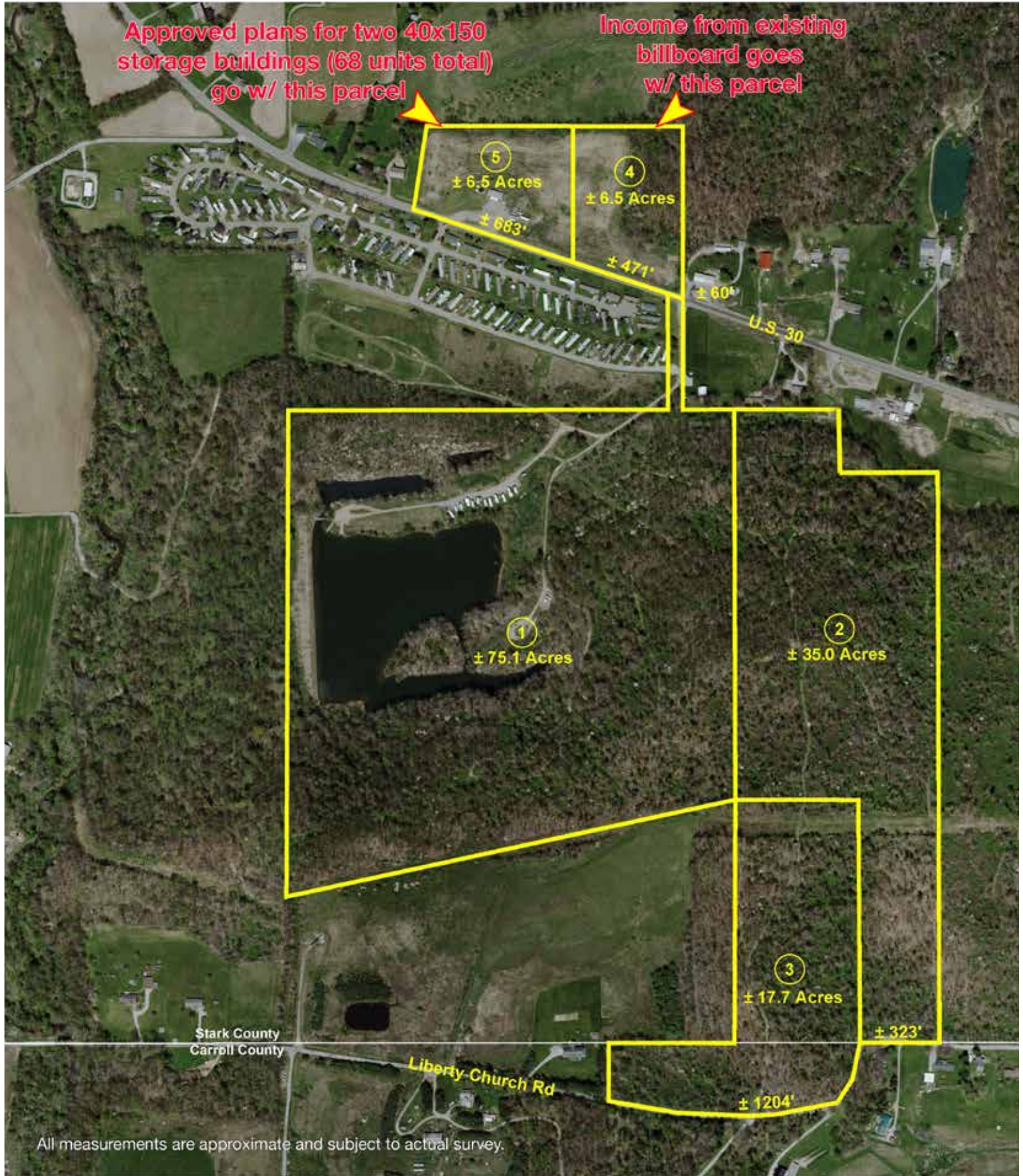


Information is believed to be accurate but not guaranteed. KIKO Auctioneers

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