



AUCTION

LEADING THE INDUSTRY SINCE 1945

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SATURDAY – NOVEMBER 28, 2020 – 11:00 AM

James Keane Family Guardianship Auction

54 Acres Of Wooded Land – Farmhouse & 32x48 Pole Bldg.

100% Gas & Oil Rights Transfer

Loads of Wildlife – Hunting Trails

Offered In 2 Parcels

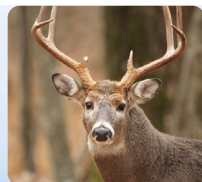
UNION TWP. – CARROLL CO. – CARROLLTON SCHOOLS

Leesville Lake Area – Across From Algonquin Mill Festival

ALL SELLS FOR THE GUARDIANSHIP. LOCATION:

349 CANYON RD. SW, CARROLLTON, OH 44615

Directions: From Carrollton, OH take SR 332 south 5 miles to Canyon Rd., then east to address. Watch for KIKO signs.



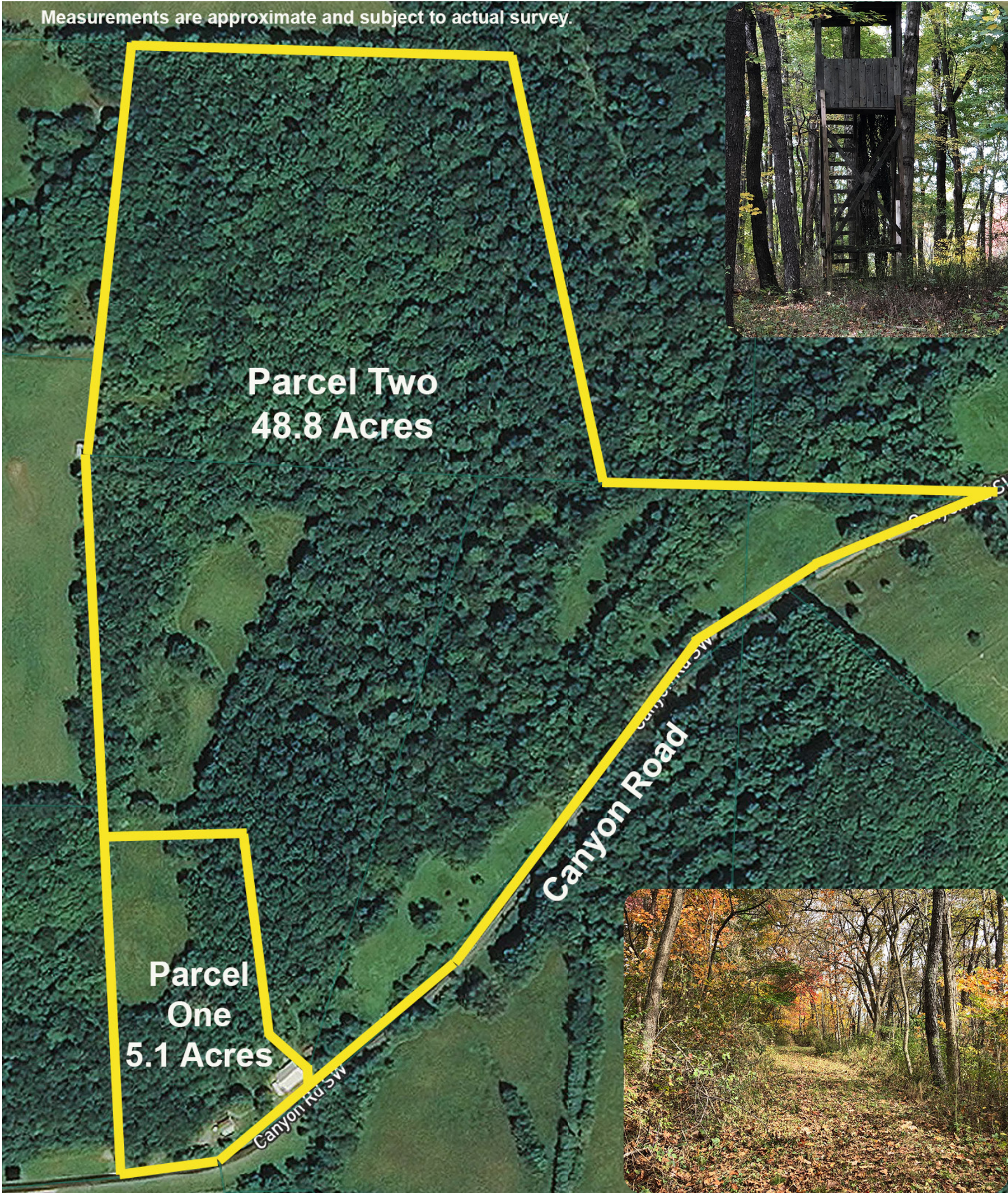
Property features nice wooded land w/ plateau in back, good stream along east property w/ thick hunting and some open meadows. Good trails throughout this property. Future marketable timber. All gas and oil rights and royalties to transfer to the buyer with current leases. Encino Energy has the lease. Improvements include two-story farmhouse, open main level with full bath and bedroom. Two additional bedrooms upstairs. Nice updated covered front porch and rear covered carport/patio with new concrete. 32' x 48' wood pole building (built 1974) just east of the home. Current taxes on entirety are \$966.69 per half year. Property is directly across from the Algonquin Mill Festival location and close proximity to Leesville Lake. Loads of wildlife and recreation with this property!

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

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Measurements are approximate and subject to actual survey.



Offered in 2 parcels and together! Selling whichever way brings the most!

Parcel #1: 5+ acres mostly wooded land with home and pole building mentioned above.

Parcel #2: Approx. 48.8 acres wooded land, trails, open meadows and stream.

NOTE: Walk land on Mondays through Thursdays at your leisure. Family hunting land Fridays through Sundays. Call George Kiko at 330-418-1095 w/ questions or help with financing.

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 offered as a Multi Par auction and sold whichever way it brings the most.

Auction By Order Of: Josette Folk and Joyce Keane, Co-Guardians for their father James P. Keane. Carroll Co. Case #20182013.



Auctioneer/Realtor®
GEORGE P. KIKO
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