



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**SATURDAY – MARCH 20, 2021 – 11:00 AM**

## Zwick Family Auction

**152 ACRES WOODED LAND – OFFERED IN 2 PARCELS**

Solid Home & Bank Barn – Existing Free Gas To Home - Corn Crib & Old Summer House  
Nice Oak Ridge - Thick Hunting Valleys – Loads Of Deer & Wildlife  
Summit & Seneca Townships – Monroe Co., OH  
Live & Online Bidding Available

Absolute auction, all sells to the highest bidder(s). Property Location:

**30062 SR 78, LEWISVILLE, OH 43754**

AUCTION LOCATION: Auction will be held at the Lewisville Community Center Pavilion – 33261 Back St., Lewisville, OH 43754

Directions: : Take SR 78 east of Caldwell, OH or just west of Lewisville, OH to address. Watch for KIKO signs.



Owner has retired to a smaller home. Property features 152 acres of nearly all wooded land. Ideal hunting and recreation land. Real nice back oak ridge w/ trails and deep thick valleys with ideal deer habitats. Good 2-story farmhouse w/ 3 bedrooms, full bath, and full basement w/ gas FA furnace. Existing free gas to transfer with property, gas & oil rights and royalties do not transfer. Good bank barn, corn crib, and older summer house. Taxes on entirety are \$533.65 per half year. Seneca & Summit Townships. Switzerland of Ohio Schools. Offered in 2 parcels and as an entirety, selling whichever way brings the most.

**PROPERTY DIVIDED AS FOLLOWS:**

**PARCEL #1:** Approx. 77.31 acres wooded and wildlife with home, barn, and outbuildings mentioned above.

**PARCEL #2:** Approx. 74.48 acres nearly all wooded land with nice oak ridge in back. Gas well is located on this property. This parcel has a developed spring.

**NOTE:** Walk this property anytime! For help with financing call George Kiko, 330-418-1095

**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:** Thelma Zwick Irrevocable Trust

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

**800-533-5456 | kikoauctions.com**





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