KIKO

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AUCTION

LEADING THE INDUSTRY SINCE 1945

SATURDAY – MARCH 13, 2021 – 10:30 AM

Wood Brothers Farm Auction

Beautiful 102-Acre Farm Offered In 6 Parcels And Entirety – Ranging From 6 Acres To 23 Acres Each – Good Farmhouse – Borders Still Fork Creek – 35 Acres Wooded, Balance Tillable – Mineral Rights Transfer

AUGUSTA TWP. – CARROLL COUNTY, OHIO – CARROLLTON

Live And Online Bidding Available

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

1545 BELLFLOWER RD., MINERVA, OH 44657

Directions: From SR 9 in Augusta, take Aurora Rd. west to Bellflower Rd. then south to auction. From Minerva, take Arbor Rd. east of Murray Ave. to Arbor Rd., right to Aurora Rd., left to Bellflower Rd. and south to auction. Watch for KIKO signs.

Beautiful rolling 102-acre farm – Good elevation on most, some tiled bottom ground & creek frontage – Clean 4-bedrooom, 2-bath farmhouse with updated steel roof, vinyl windows, wood floors, cut sandstone foundation, 200 amp elec. w/ Generac backup generator, LP gas furnace w/ coal backup, central A/C and a two-car garage. Quiet country road, just minutes from town. All mineral rights transfer. Offered as parcels and as a unit selling the way it brings the most.

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

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PARCEL #1: Approx. 13.5 acres with good two-story farmhouse. Open at front, woods to rear.

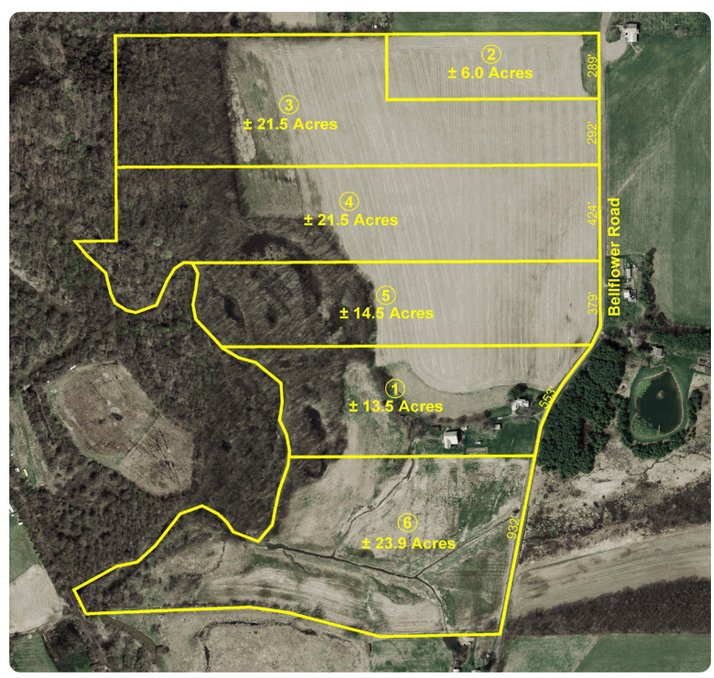
PARCEL #2: Approx. 6 acres – lays real nice – good elevation. All tillable.

PARCEL #3 & #4: Approx. 21.5 acres each – high elevation at front – mostly tillable, woods to rear with creek frontage on #4.

PARCEL #5: Approx. 14.5 acres – high elevation at front – tillable with woods and creek frontage to rear.

PARCEL #6: Approx. 23.9 acres – bottom tillable ground – tiled several years ago – small waterway thru middle, leads to creek in rear.

NOTE: Walk the land at your convenience. Home shown by appointment. Maps online or at KIKO mailbox at Parcel #1. Good tillable land with deer & turkey.



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.

Auctioneer/Realtor®
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