



AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

THURSDAY – SEPTEMBER 15, 2022 – 6:00 PM

45 Acres Vacant Land **FIELDS – WOODS – POND**

Offered In Parcels & Entirety – No Zoning - Sugarcreek Twp. – Stark Co. – Fairless LSD
On-Site & Online Bidding Available - All Mineral Rights Owned By Seller To Transfer

Absolute auction, all sells to the highest bidders. Location:

ELTON ST. SW, NAVARRE, OH 44662

Directions: In Navarre take Wooster St. west of SR 21 which turns into Elton St. OR from Brewster take Wabash Ave. north of town to Elton St. and west to auction. Watch for KIKO signs.



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

800-533-5456 | kikoauctions.com



Real estate features 45 acres total. Longtime family owned. Corner of Elton St. and Pigeon Run Ave. Located just minutes to Navarre and Brewster. Approx. half good, productive tillable land, balance is wooded with pond. Nice hideaway parcel with oil well drive. Offered in parcels and as an entirety. All mineral rights owned by seller to transfer.

OFFERED AS FOLLOWS:

PARCEL #1: Approx. 5.25-acre corner tract. Mostly tillable with small grove of trees.

PARCEL #2: Approx. 5.5 acres, frontage on Elton St. Approx. half tillable, balance wooded.

PARCEL #3: Approx. 9 acres, frontage on Pigeon Run Ave. with oil well drive. Recreational parcel with pond.

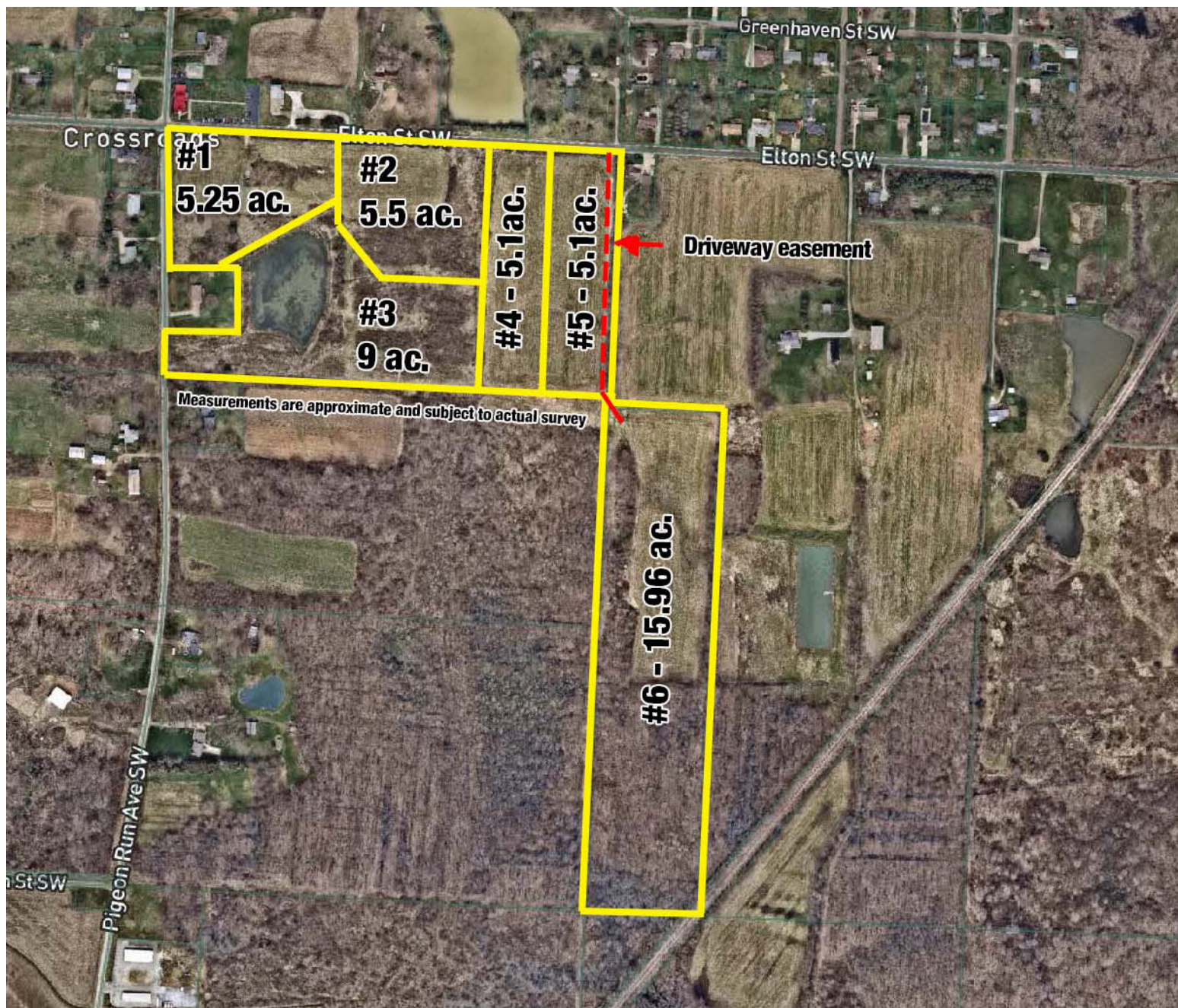
PARCEL #4 & #5: Approx. 5.1 acres each. Frontage on Elton St. Lays real nice. Mostly tillable ground. Driveway easement on parcel #5 for access to parcel #6 on existing oil well driveway.

PARCEL #6: Approx. 15.96-acre hideaway with oil well drive easement. Half tillable, balance wooded. This one's a beauty!

NOTE: Walk this land at your convenience. Maps on KIKO website or flyer box on-site.

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: Michelle Sherrill, Trustee of the Kellman Family Irrevocable Trust



Auctioneer/Realtor®
MATTHEW P. KIKO
330-327-9617
mattkiko@kikocompany.com

800-533-5456 | kikoauctions.com

