



AUCTION

LEADING THE INDUSTRY SINCE 1945

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THURSDAY - AUGUST 19, 2021 - 6:00 PM

**37-Acre Farm - Two Homes - Shop Building - Barns
Free Gas and Mineral Rights - Offered In Parcels And As Entirety
ATWATER TWP. - PORTAGE COUNTY**

Live And Online Bidding Available!

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

1890-1898 Stroup Rd., Atwater, OH 44201

Directions: From SR 224 go north on N. Industry Rd., right onto Moff Rd. then right again onto Stroup Rd and auction.



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

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Family owned for many years, this farm features a large Victorian home built in 1877, 50' x 100' metal pole building with heated shop, two additional small metal pole barns and a modular home. Situated on 37 acres of level and rolling land with creek and oil well with free gas. Offered in the following parcels:

Parcel #1: 12.5 acres of pasture land and creek. 50' x 100' metal pole building built in 2006 with a portion of the building having heated workshop, and two additional pole buildings with water and electric (40' x 60' and 36' x 48'). The land having 454' frontage on Moff Rd., 153' frontage on Stroup Rd. and driveway easement over parcel #3.

Parcel #2: 19.5 acres of level tillable land with 520' frontage on Moff Rd.

Parcel #3: 1898 Stroup Rd. - Victorian home on 2.5 acres. Home was built in 1877 having 4,196 SF living area, with 7 bedrooms, 4 baths, and original and ornate wood trim throughout. First floor laundry, large walk out basement, hot water heat, and updated breaker electric service. So much character and potential, needs upgrades, great opportunity! Taxes \$3,355 per year.

Parcel #4: 1890 Stroup Rd. - modular home on 2.5 acres built in 1992 on foundation with enclosed rear porch. Three bedrooms, three baths, well maintained and very clean. Taxes \$1,350 per year.

AUCTIONEERS NOTE: These parcels will be offered separate and together and will sell whichever way they bring the most. Homes and buildings will be open for inspections beginning at 4:00 PM on auction day. Feel free to walk the land and farm at your convenience, maps available in mailbox 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: WOW 3291, LLC



Auctioneer/Realtor®
THERESA BLOCHER
 330-495-3789
 blocher@kikocompany.com

800-533-5456 | kikoauctions.com

