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AUCTION

LEADING THE INDUSTRY SINCE 1945

THURSDAY - NOVEMBER 4, 2021 - 5:30 PM

Wollam Trust Auction

**15 Acres - Early Stone Home - Barn - Pond
Terrific Setting In The Country**

Live And Online Bidding Available

ABSOLUTE AUCTION, all sells to the highest bidder. Location:

1265 Arbor Rd. NE, Minerva, OH 44657

Directions: From Downtown Minerva, go east on Line St., right onto Murray Ave., left onto Arbor Rd. 3.5 miles to auction. Watch for KIKO signs



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

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Family owned for many years, this property has loads to offer. Early rustic home built of stone and log having three bedrooms, full bath, great room with wood burner, first floor laundry, kitchen, and dining room. Walk out basement, fuel oil heat, central air, metal roof, and awesome wrap around deck with views overlooking pond and wooded pastures. Plus, modern bank barn with open span main level for equipment and hay storage, lower-level workshop area, and lean-to stall area. All nicely settled on 15.4 acres of pasture land, woods, and pond. Room to roam. New septic system installed 2018. Stately black walnut trees throughout property. Oil and gas rights owned by sellers included. Total acreage includes two parcels selling as entirety. Parcel #01-0000564 and #01-0000565. Current taxes \$895 per year. Home will be open for inspections at 4:00 PM on auction day. Walk the land over at your convenience, maps in mailbox on site.

NOTE: Live and online bidding available, online bidding begins November 1, 2021 at 1:00 PM.

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 sold as an Entirety and not to be offered in separate parcels.

AUCTION BY ORDER OF: Joseph "Chip" Wollam, IV Trustee of the Wollam Revocable Living Trust



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