



AUCTION

LEADING THE INDUSTRY SINCE 1945

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SATURDAY - NOVEMBER 27, 2021 - 12:00 PM

Exciting Dalton/Kidron Area Opportunity! 83-Acre Farm To Be Offered In 9 Parcels Ideal Homesites - Wooded Hideaways

Two Homes - Free Gas

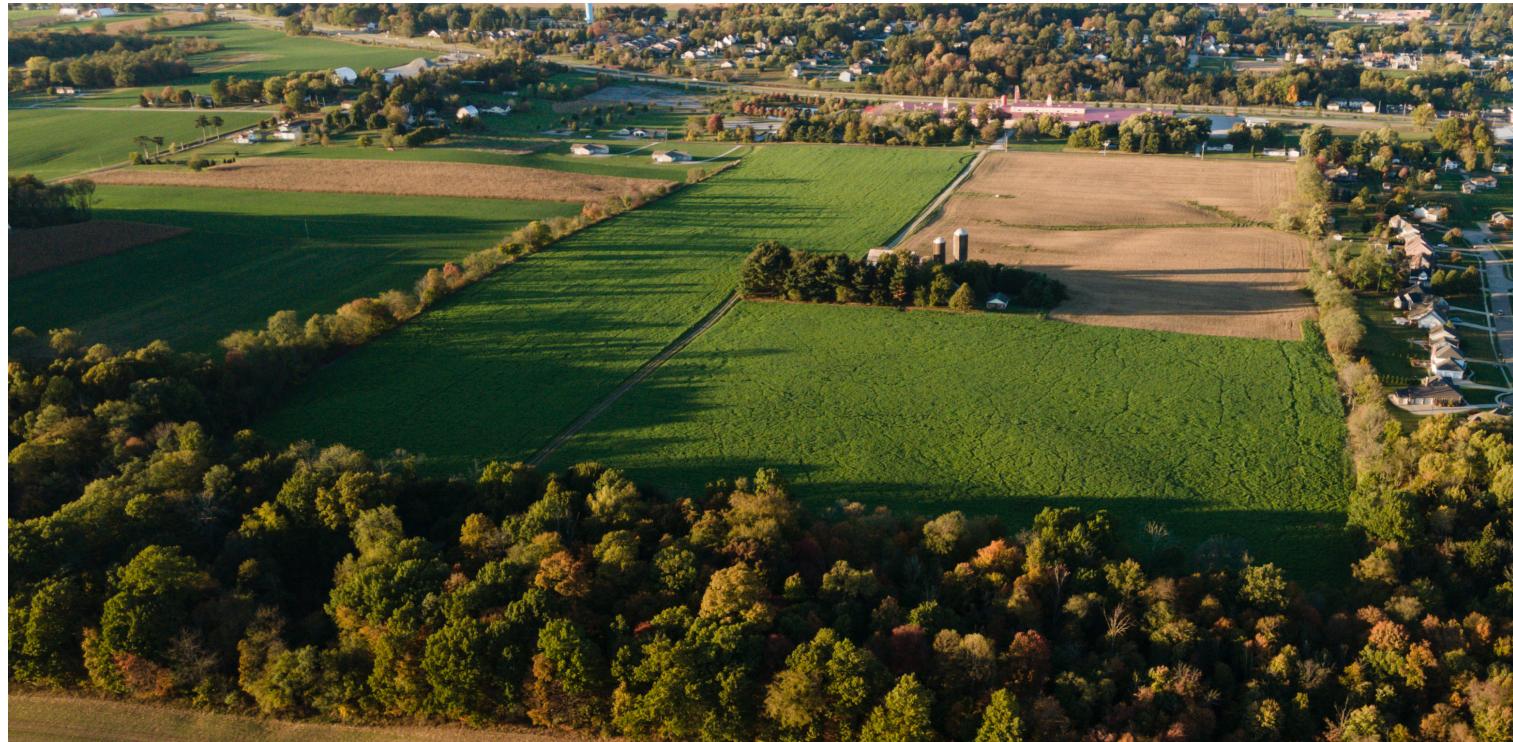
SUGARCREEK TWP. - WAYNE COUNTY - DALTON SCHOOL DISTRICT

On-Site And Online Bidding Available

ABSOLUTE AUCTION, All sells to highest bidder(s). Location:

16025 Arnold Rd., Dalton, OH 44618

Directions: From US-RT 30 Midway between Wooster, OH and Canton, OH at Dalton, OH take SR-94 (Mt. Eaton Rd.) south a quarter mile to Henry St. then west to auction. Watch for KIKO signs.



OPEN HOUSE: SATURDAY - NOVEMBER 20, 2021 - 9:00-11:00 AM



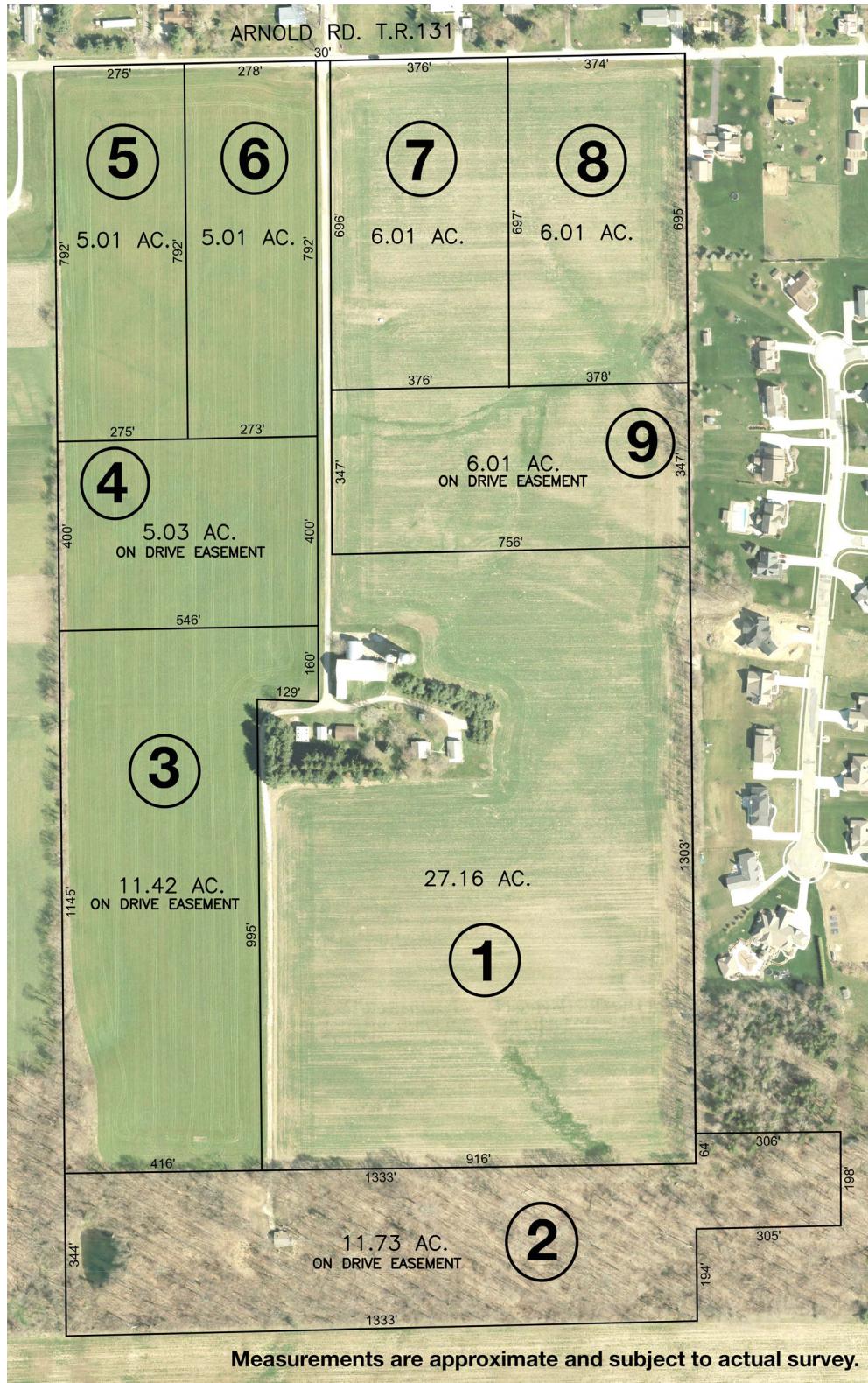
Information is believed to be accurate but not guaranteed. KIKO Auctioneers

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REAL ESTATE: This exciting opportunity presents a picturesque gently rolling farm with good elevation and panoramic views. Located back the farm lane nestled in some stately trees is a timeless farmhouse tastefully remodeled to modern day living. The living room with wood burning fireplace, eat-in style country kitchen complete with stainless steel appliances, laundry room, full bathroom, and welcoming front porch complete the main level. Three bedrooms with hardwood floors and full bath up. Full basement with additional outside entrance, gas FA furnace (limited free gas per lease), well water and septic. Home is a must see! Move-in condition! Outbuildings include an authentic bank barn adaptable to a multitude of uses including livestock, weddings, or just plain storage, you decide! Two-car detached garage, farm shop, machinery shed and corn crib. Nice setting! Also included at the south end of the farm in the 12-acre woods is the cozy one-bedroom, one-bathroom cottage (currently rented) and small fishpond. Ideal family retreat or hideaway. Approximately 70 acres of productive cropland is being farmed organically by a local farmer. This farm is a must see! Great location, Dalton School District!

NOTE: Parcels will be offered Bidder's Choice then as entirety through the multi-par system at a live on-site auction with online bidding available. It will be sold the way it brings the most. Walk land over at your convenience. Many future homesites for you to choose from. Land is a good investment you can enjoy! Mineral rights owned by seller to transfer. Bank financing available to qualified bidders.



Measurements are approximate and subject to actual survey.

83 acres to be offered as follows:

Parcel #1: Approx. 27 acres with home, barns, garage, 30 ft. frontage, nice setting!

Parcel #2: Approx. 11.7 acres wooded, cottage, pond, driveway easement

Parcel #3: Approx. 11.4 acres open farmland, driveway easement

Parcel #4: Approx. 5 acres open farmland, driveway easement

Parcel #5: Approx. 5 acres open farmland, 275 ft. frontage on Arnold Rd.

Parcel #6: Approx. 5 acres open farmland, 278 ft. frontage on Arnold Rd.

Parcel #7: Approx. 6 acres open farmland, 376 ft. frontage on Arnold Rd., limited free gas per lease

Parcel #8: Approx. 6 acres open farmland, 374 ft. frontage on Arnold Rd.

Parcel #9: Approx. 6 acres open farmland, driveway easement

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 Bidder's Choice as a Multi Par auction and sold whichever way it brings the most.

AUCTION BY ORDER OF: Oakleaf Farm



Auctioneer/Realtor®
PETER R. KIKO SR.
330-705-5996
peter@kikocompany.com



Auctioneer/Realtor®
KRISTEN KIKO
330-234-7110
kristen@kikocompany.com

800-533-5456 | kikoauctions.com

