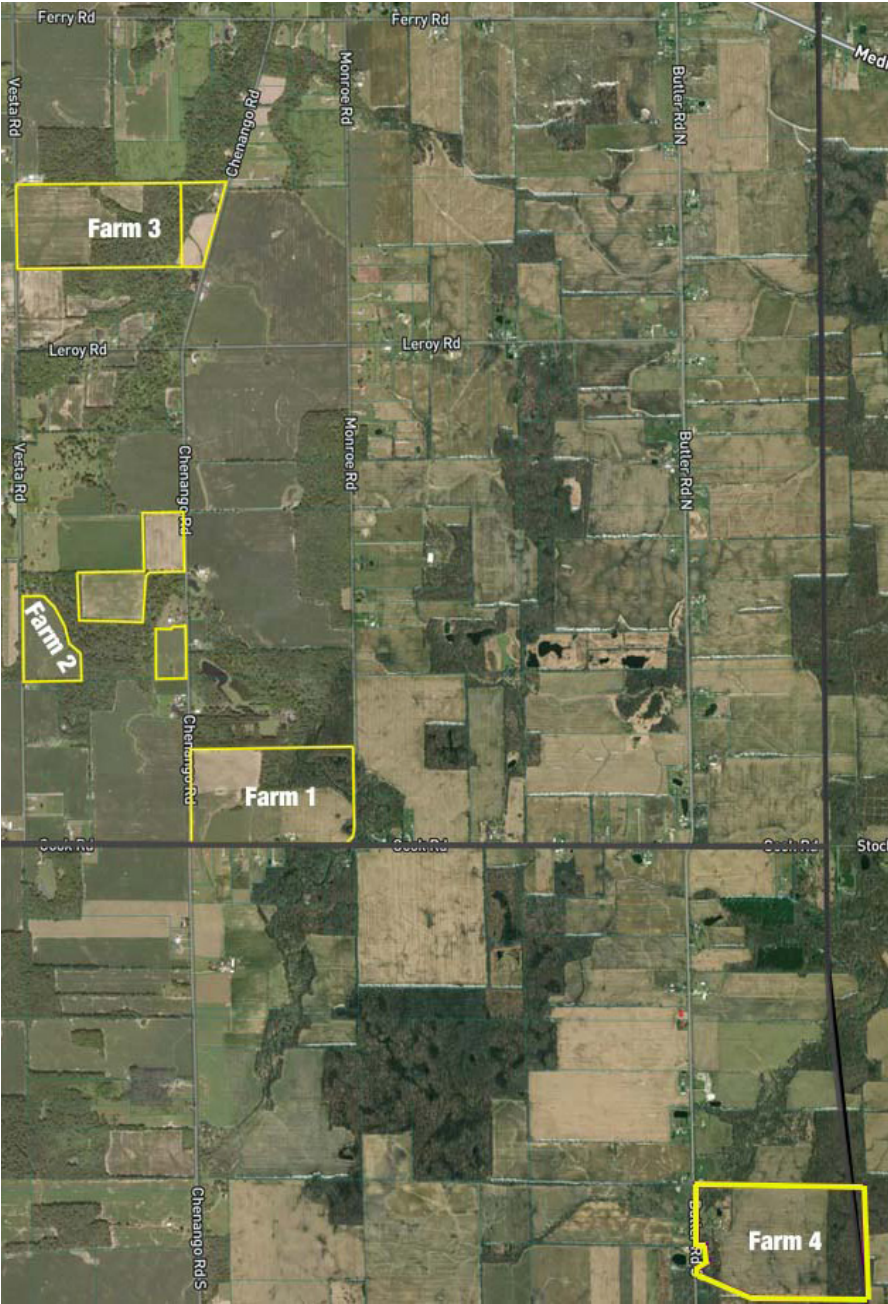


NOTE: Farmland rented for crop year 2022. Rental payments go to the purchasers this fall at harvest. 252 acres tillable land. Visit www.kikoauctions.com for maps, soils, and tax information. For help with financing call George Kiko, 330-418-1095.

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: Timms Farms Inc.



Realtors • Auctioneers • Advisors

SATURDAY – APRIL 16, 2022 – 11:00 AM

Opportunity Presents Timms Farms Inc.

392 ACRES PRODUCTIVE & WOODED LAND

4 Separate Farm Properties - Located Within 3 Miles From Each Other

Longtime Family Owned - 3 Older Farmsteads W/ Country Homes

Offered In Parcels & Together In Combinations

New London Schools – Clarkfield Twp. & New London Twp. - Huron Co., OH

Online Bidding Available

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

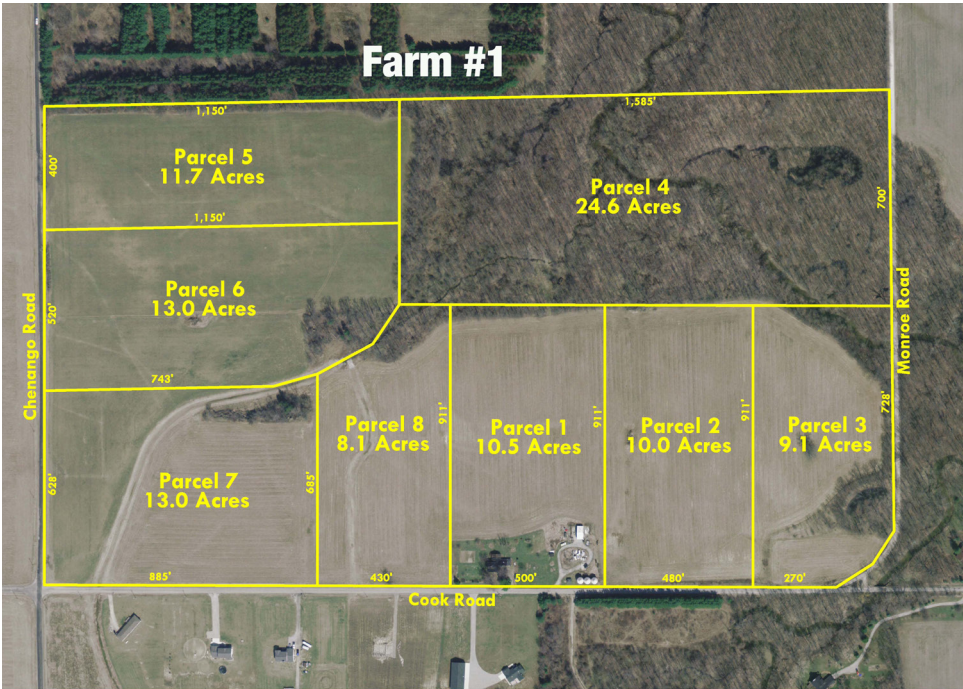
FARM #1: 5908 COOK RD., WAKEMAN, OH 44889

Directions: Located south from Wakeman, OH or north of New London, OH. From Wakeman take Chenango Rd. south approx. 10 miles to Cook Rd. and east to auction OR from RT 224 take Twp. Rd. 1281/Chenango Rd. north approx. 8 miles to Cook Rd.



Auctioneer/Realtor®
GEORGE P. KIKO
330-418-1095
george@kikocompany.com

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

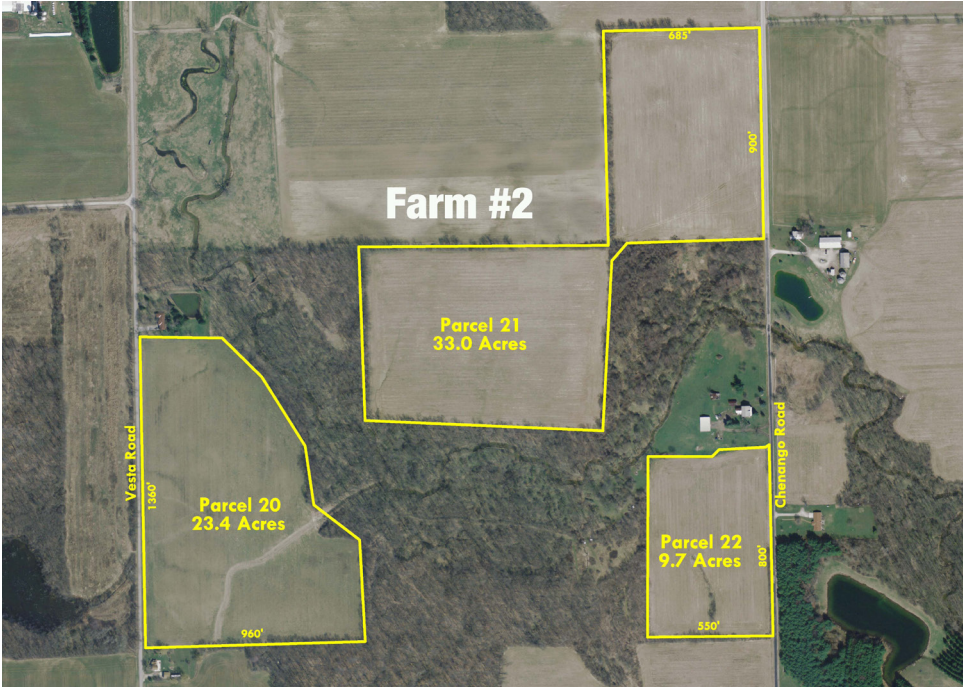


FARM #1 – 5908 COOK RD., WAKEMAN, OH 44889: Features 100 ac. rolling farmland with nice woods and stream at north end. Early 2-story, 4-bedroom farmhouse built in 1900, approx. 3,270 SF, and vinyl sided w/ metal roof. Needs handyman updating throughout. Clarksfield Twp. Outbuildings include a small pole barn workshop, steel-sided hoop barn equipment storage, and 3 grain buns. Farm has 5,500’ of road frontage on Chenango, Cook, and Monroe Roads. Taxes are \$916.77 per half year. Property offered in parcels and together, selling whichever way brings the most.

DIVIDED AS FOLLOWS:

PARCEL #1: 10.5 ac. w/ home & buildings mentioned above. 500’ frontage.
PARCEL #2: 10 ac. all tillable farmland, lays very nice. 480’ frontage on Cook Rd.

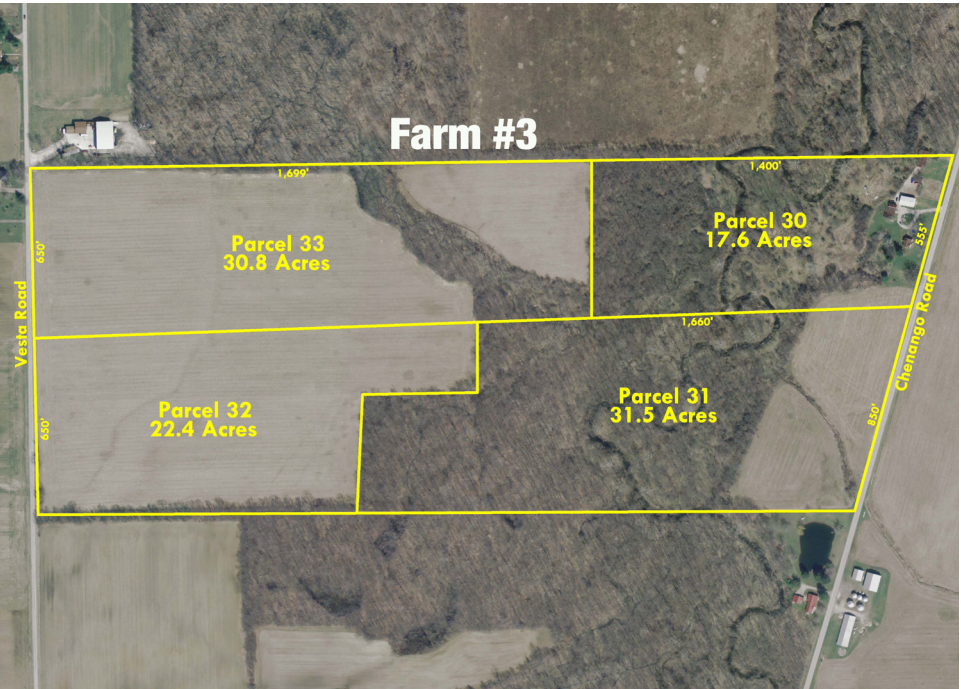
PARCEL #3: 9.1-acre corner tract. 270’ frontage on Cook Rd. & 728’ frontage on Monroe Rd. Nice parcel.
PARCEL #4: 24.6 acre all wooded tract, heavy stream through the center, loads of wildlife and trails. 700’ frontage on Monroe.
PARCEL #5: 11.7 ac. all open farmland. 400’ frontage on Chenango Rd.
PARCEL #6: 13 ac. mostly vacant land, nearly all tillable. 520’ frontage.
PARCEL #7: 13 ac. corner tract w/ frontage on Chenango & Cook Roads. 1,500’+ total frontage, lays nice.
PARCEL #8: 8.1 ac. all tillable farmland. 430’ frontage on Cook Rd. Lays very nice.



FARM #2 – APPROX. 327 CHENANGO RD., WAKEMAN, OH 44889: Features 70+ ac. vacant farmland with nice productive soils. All situated in Clarksfield Twp. Frontage on Chenango Rd. and Vesta Rd. Current taxes are \$400.30 per half year. Walk this land at your convenience. Offered in parcels and together, selling whichever way brings the most.

DIVIDED AS FOLLOWS:

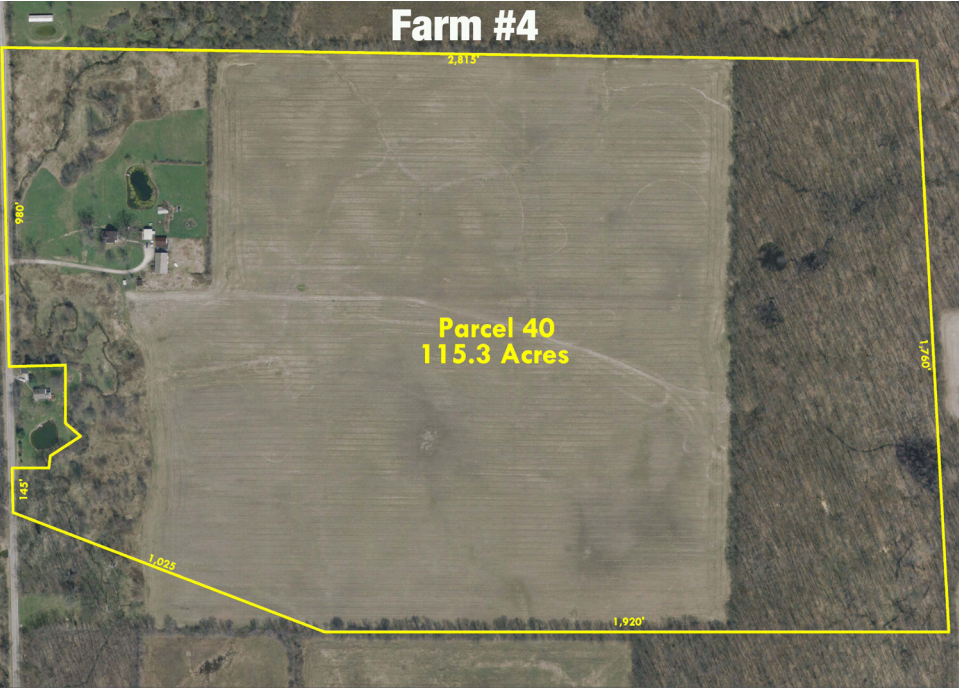
PARCEL #20: 23.4 ac. vacant land, nearly all tillable. 1,360’ road frontage on Vesta Rd. You’ll like this parcel.
PARCEL #21: 33 ac. all tillable land. 900’ frontage on Chenango Rd. Nice elevation in front.
PARCEL #22: 9.7 ac. vacant land, all tillable. 800’ frontage.



FARM #3 – 1041 CHENANGO RD., WAKEMAN, OH 44889: Features 105+ ac. w/ approx. 50 ac. productive farmland. Good road frontage on Vesta Rd. and Chenango Rd. (approx. 2,700’ total). Balance of land is woods, wildlife, stream, and large sycamore trees. All situated in Clarksfield Twp. New London Schools. Taxes are \$344.65 per half year. Improvements include a 1,200 SF block home built in 1954. 3 bedrooms and 1 full bath. Needs handyman updating throughout. 2-story block & wood sided barn built in 1960s. Farm offered in parcels and together, selling whichever way brings the most.

DIVIDED AS FOLLOWS:

PARCEL #30: 17.6 ac. w/ farmhouse and buildings. 555’ road frontage.
PARCEL #31: 31.5 ac. open field in front with balance woods in back. Loads of wildlife. 850’ frontage on Chenango Rd.
PARCEL #32: 22.4 ac. farmland. 650’ frontage on Vesta Rd. Lays very nice.
PARCEL #33: 30.8 ac. mostly open tillable farmland. 650’ frontage on Vesta Rd.



FARM #4 – 594 BUTLER RD., NEW LONDON, OH 44851: Features 115.31 ac. Nice setting with open farmland in center. Approx. 67 ac. tillable, woods in back, and stream across the front. Improvements include a 2-story farmhouse with approx. 1,788 SF that is currently leased. Vinyl sided, large wraparound porch, and nice setting. Home needs updating throughout. Steel pole garage approx. 24’ x 30’.

Frame barn approx. 36’ x 60’ needing work. Situated in New London Twp. Taxes are \$1,299.89 per half year. You’ll like this setting. 1085’ road frontage. Offered as an entirety only. Walk this land, you’ll be glad you did.