



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**FRIDAY - APRIL 8, 2022 - 12:30 PM**

## 66 Acres Open/Wooded

### AUTHENTIC BANK BARN & SHOP – PARK-LIKE SETTING

Offered In 2 Parcels - Northwest LSD - Summit County

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

**2816 SERFASS RD., CLINTON, OH 44216**

Directions: From I-76 take SR 21 south for 7 miles, turn east on Clinton Rd. .6 miles, turn north onto Taylor Rd. for .3 miles then turn right on Serfass Rd., follow for .6 miles to auction. Watch for KIKO signs.



**REAL ESTATE:** 66.5 acres of gently rolling land, park-like setting. Half open crop land, balance wooded. Good elevation, well drained. Authentic bank barn adaptable to a multitude of uses. 30'x 60' shop with finished man cave or she shed. Limited free gas per lease, mineral rights owned by seller to transfer. This is a one-of-a-kind property, must see! Walk at your convenience to find your future homesite. Summit Co. parcel #2701123.



#### DIVIDED AS FOLLOWS:

**PARCEL 1:** Approx. 30.5 acres open/wooded land. 60 ft. wide access from Serfass Rd. Existing oil well driveways for your convenience. Potential future homesite.

**PARCEL 2:** Approx. 36 acres open/wooded land. 156 ft. frontage off Serfass Rd. Includes barn and shop. Great setting. Free gas allowance per lease.

**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.

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