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# AUCTION

*LEADING THE INDUSTRY SINCE 1945*

**THURSDAY - AUGUST 4, 2022 - 6:00 PM**

**23 Acres To Be Sold In Two Parcels  
21-Acre Hobby Farm With Ranch Home And Barn  
& Prime 2-Acre Parcel  
Buy One Or Both**

**CHIPPEWA TWP. - CHIPPEWA LSD - WAYNE COUNTY**

On-Site And Online Bidding Available

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

**14551 Galehouse Rd., Doylestown, OH 44230**

Directions: From SR-585 west of SR- 21 take Moine Rd. east then turn right onto Portage St. Turn left onto Whitman Rd. In half mile turn right onto Galehouse Rd. to auction location. Watch for KIKO signs.

**OPEN HOUSE: MONDAY - AUGUST 1, 2022 - 5:00-6:00 PM**



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

**800-533-5456 | kikoauctions.com**



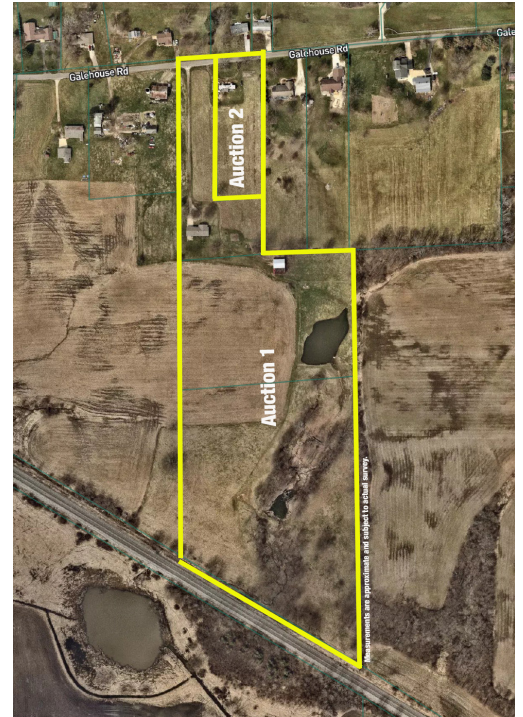




**AUCTION 1:** 21-acre hobby farm including clean ranch home, 4-H barn, pond, gently rolling pasture, and crop ground. The home located back off the road features three bedrooms, two baths, living room, main floor laundry, and dine-in kitchen with sliding door leading to hardscape patio overlooking the property and countryside. Attached two-car garage and free span basement. The current mechanicals are septic, well water, and 150-amp beaker service. 30'x40' pole building with concrete floors & electric and adjoining pasture. The pasture includes a small pond, shade trees in lower half and the remainder tillable cropland. Currently in CAUV. Half year taxes are \$1,173. Wayne Co. parcel #12-03053.001, #12-03053.002, & #12-03053.004

**AUCTION 2:** Prime 2-acre parcel. 170' of road frontage. Currently has mobile home in need of repair or removal. Half year taxes are \$264. Wayne Co. parcel #12-03053.003.

**ALSO SELLING:** 30 round bales first cutting hay & 15'x20' storage shed.



**NOTE:** Buy one or both parcels. Bank financing available to qualified buyer. Call today on how to use your present home to buy this property at auction.

**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 Separate Parcels and not to be offered as an Entirety.

**AUCTION BY ORDER OF:** Carl Tester



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