



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**SATURDAY – OCTOBER 15, 2022 – 10:30 AM**

## 75-Acre Farm

**GOOD THREE- OR FOUR-BEDROOM RANCH HOME BUILT IN 1987 – TWO-CAR ATTACHED GARAGE – 40 X 56 POLE BUILDING WITH FULL-LENGTH CORN CRIB – FREE GAS – MINERAL RIGHTS TRANSFER WITH INCOME – PRODUCTIVE FARMLAND & WOODS – WASHINGTON TWP. – STARK COUNTY MARLINGTON SCHOOLS – ONLINE BIDDING AVAILABLE**

Absolute auction, all sells to the highest bidders on location:

**11600 BEECH ST. NE, ALLIANCE, OH 44601**

Directions: Take Beech St. east of Rt. 62 (Atlantic Blvd.) or west of Oakhill Ave. to address. Watch for KIKO signs.



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

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





**Real Estate:** Good vinyl-sided ranch home built in 1987. 1,636 sq. ft. with applianced kitchen, dining area, living room with rear patio doors, three bedrooms, two full baths plus office/den or 4th bedroom. Partial basement with crawl space, shingle roof, FA heat, breaker elec., drilled water well with softener, new septic in 2012. Two-car attached garage. 40 X 56 pole building with 6' X 40 full-length wood corn crib. Income off 4 wells. Approx. 58 acres tillable balance wooded. Land lays real nice. Great location. Divided as follows:

**Parcel #1** – 5.8 acres with home, pole building and free gas available per terms of the lease. (Not hooked up)

**Parcel #2** – 20.7 acres, mostly all tillable land

**Parcel #3** – 18.6 acres, all tillable open land

**Parcel #4** – 30-acre hide-away, 1/2 open balance wooded.

***Note: Walk the land at your convenience. Buildings shown by appointment.***

**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: Paradise Valley Farms II LTD**





Auctioneer/Realtor®  
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