



AUCTION

LEADING THE INDUSTRY SINCE 1945

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SATURDAY - OCTOBER 8, 2022 - 10:30 AM
REAL ESTATE SELLS FIRST

Harold D. Hofstetter Estate **94-ACRE FARM - TO BE OFFERED IN 8 PARCELS**

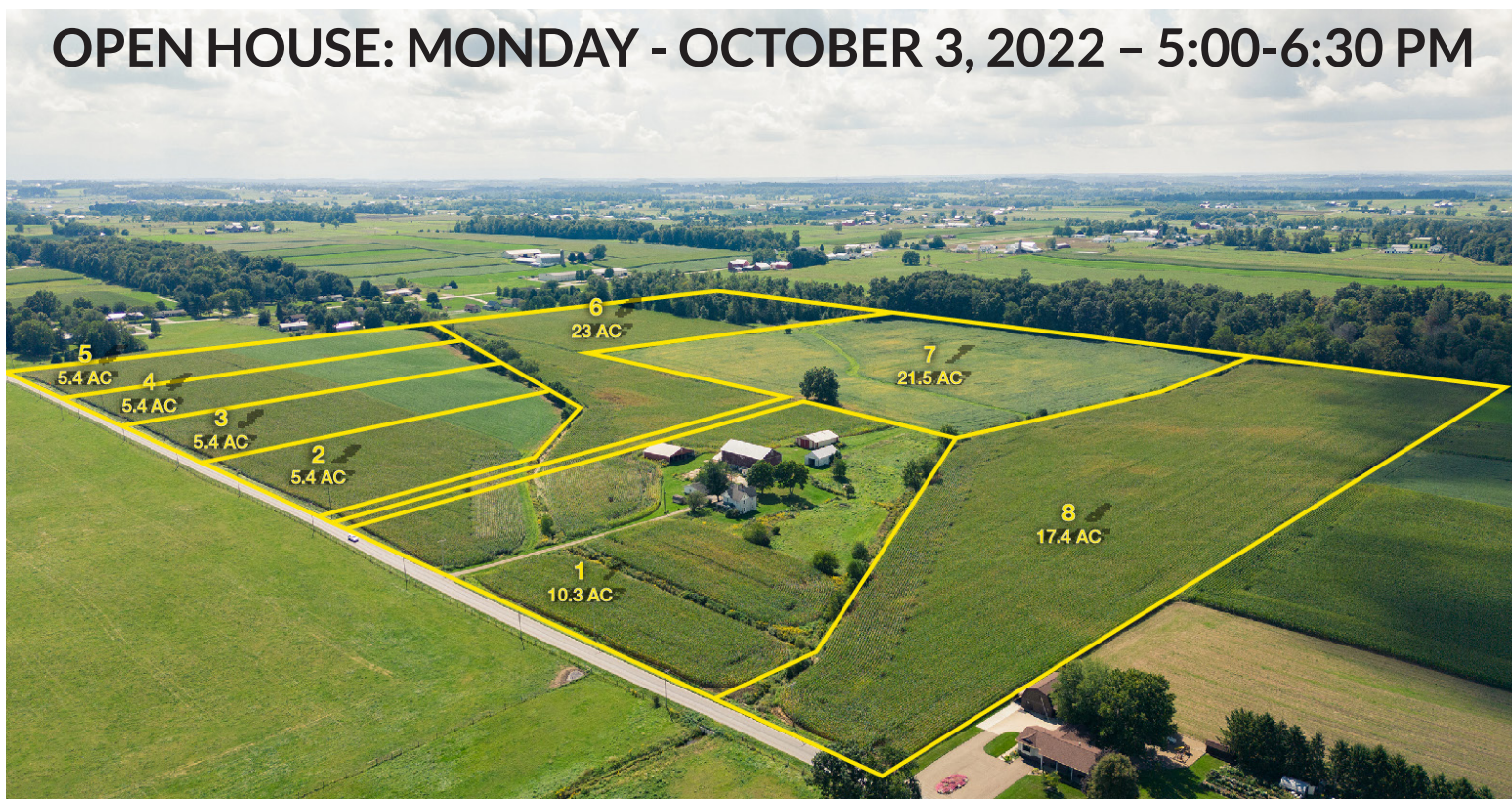
Sugarcreek Twp. - Wayne Co. - Dalton LSD
Also Selling: Tractor, Vehicles & Farm Related Items
On-Site & Online Bidding Available On The Real Estate

Sells to settle the estate. Location:

4317 S. KOHLER RD., APPLE CREEK, OH 44606

Directions: From US-RT 30 just west of Dalton take Kohler Rd. south approx. 3 mi. to auction. OR from Emerson Rd. west of Kidron and east of Apple Creek take Kohler Rd. just north to auction. Watch for KIKO signs.

OPEN HOUSE: MONDAY - OCTOBER 3, 2022 – 5:00-6:30 PM



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

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REAL ESTATE: Real estate features a picturesque 94-acre farm, gently rolling, majority productive cropland, and approx. 6 acres of woods. Land has good elevation and appears to be well drained. Improvements include a charming century 9-room farmhouse ready for redecorating. Authentic bank barn with stanchions and milk house adaptable to a multitude of uses. 24' x 40' 3-car garage. 40' x 80' machinery pole barn. 50' x 52' 3-sided pole barn. Drive-thru corn crib. Nice, back-off-the-road setting. What a place to call home. All mineral rights owned by seller to transfer. Wayne Co. parcel #47-00602.000. Current half year taxes are \$1,642. This is a rare opportunity to own some prime Wayne County land.

FARM TO BE OFFERED AS FOLLOWS:

- PARCEL #1:** Approx. 10.3-acre hobby farm. Includes home, garage & barns. Approx. 659 ft. road frontage.
- PARCEL #2:** Approx. 5.4 acres open land. Approx. 433 ft. road frontage.
- PARCEL #3:** Approx. 5.4 acres open land. Approx. 327 ft. road frontage.
- PARCEL #4:** Approx. 5.4 acres open land. Approx. 287 ft. road frontage.
- PARCEL #5:** Approx. 5.4 acres open land. Approx. 259 ft. road frontage.
- PARCEL #6:** Approx. 23 acres. Three quarters open cropland. Balance is a real nice, elevated patch of woods. What a parcel! Ideal hideaway. 30 ft. road frontage.
- PARCEL #7:** Approx. 21.5 acres open cropland. Lays real nice. 30 ft. road frontage.
- PARCEL #8:** Approx. 17.4 acres open cropland. Lays real nice! Little Sugarcreek on southside. 175 ft. road frontage.

NOTE: Parcels will be offered bidder's choice and as an entirety through the Multi Par system. Bank financing available to qualified bidders. Call auctioneer today to ask how you can use your current property to buy at this auction. Circle the 8th on your calendar and plan to attend this exciting real estate 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 offered as a Multi Par auction and sold whichever way it brings the most.

ALSO SELLING VEHICLES - TRACTOR - TOOLS - HH: 2017 Ford Escape SE, 157,717 mi. - 2017 Jeep Cherokee 4x4, 308,000 mi., needs work - - International Harvester 574, gas, 2WD, 3pt, PTO, 2 remotes - TORO Timecutter Zero-Turn Mower, 23HP - New Holland 450 sickle bar mower - King Kutter 5', 3pt rototiller - New Idea 517 3pt snow blower - 2 Flatbed wagons w/ Kory Running Gear - 5' 3pt blade - Wilton Vise - Job Smart 26-gal. Air Compressor - Stihl FS 56 trimmer - Other misc. tools and farm related items - Oak Roll-top desk - Oak Dining Table and Chairs - Large Copper Kettle - Other household and furnishings to be sold.

TERMS ON CHATTELS: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard accepted. 4% buyer's premium on all sales, 4% waived for cash or check when paid sale day. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

AUCTION BY ORDER OF: Michelle Stitt, Executrix of the Harold D. Hofstetter Estate, Wayne County Probate case #2022 PB-E 001025



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