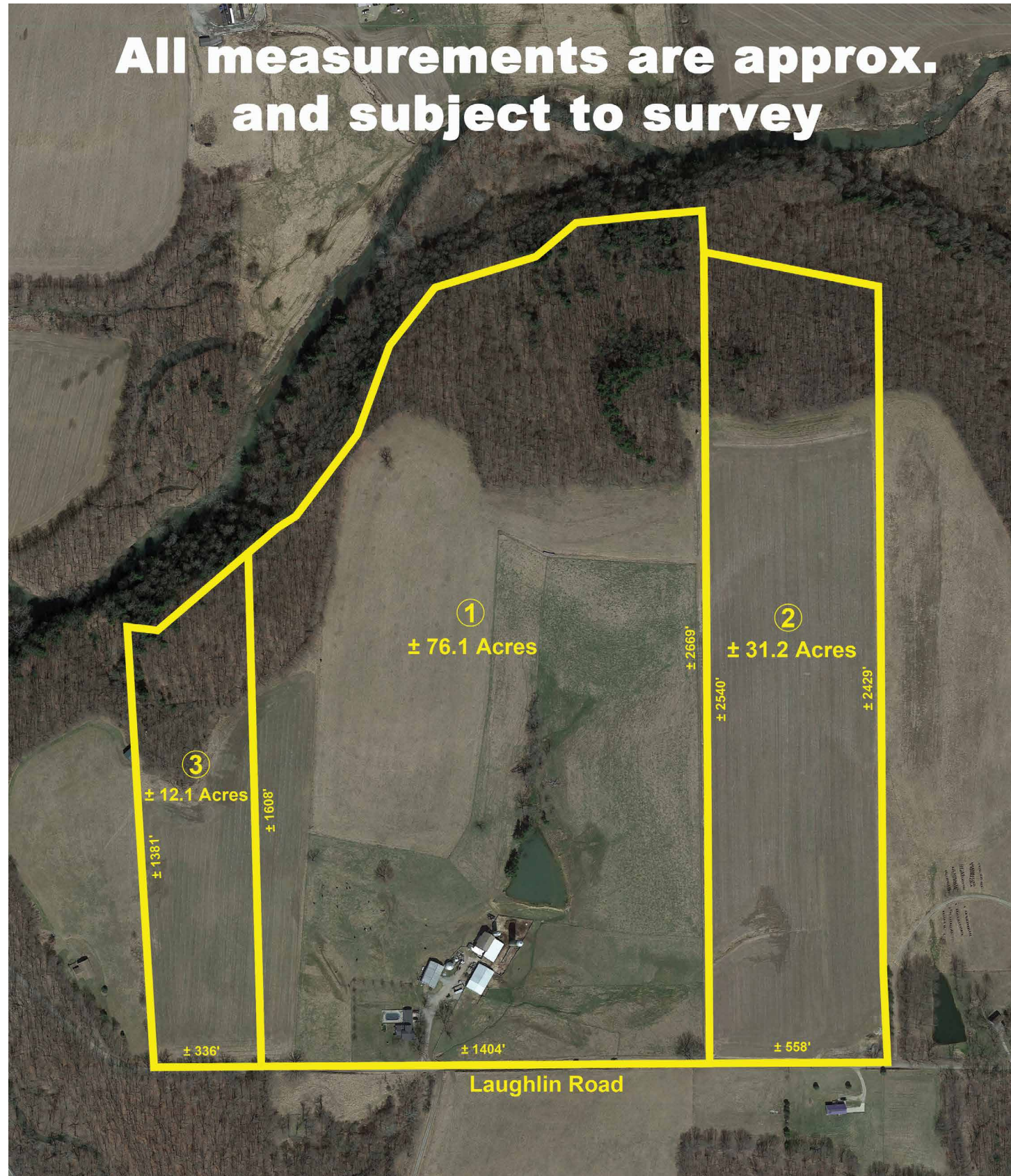


All measurements are approx.  
and subject to survey



Auctioneer/Realtor®  
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# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**SATURDAY – MARCH 18, 2023 – 10:30 AM**

PANORAMIC 120-ACRE FARM WITH QUALITY REMODELED TWO-STORY HOME WITH ATTACHED FINISHED THREE-CAR GARAGE – HEATED SWIMMING POOL – 45 X 70 MORTON BUILDING/SHOP – BANK BARN WITH LEAN-TO ADDITION – 50 X 80 POLE BUILDING – LARGE CONCRETE FEED LOT – SILOS – HIGH-TENSILE PASTURES – POND – OPEN & WOODED LAND  
WAYNE TWP. – COLUMBIANA COUNTY  
ONLINE BIDDING AVAILABLE

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

**37104 LAUGHLIN RD., LISBON, OH 44432**

Directions: Take Rt. 164 south of Lisbon, OH or north of Rt. 39 to Laughlin Rd. and east to address. Watch for KIKO signs.



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**Real Estate:** 120-acre farm with quality remodeled 2,400 sq. ft. two-story home. Main level features beautiful oak kitchen with center island, loads of cabinetry with pull-out pantry, SS appliances, dining area, large family room with two bay windows, office/den with hardwood floors, bedroom, and full bath plus laundry room with front-load washer and dryer. Two second-level bedrooms both with private covered balconies and additional large full bath with jacuzzi tub. Crown molding throughout plus all new windows 2 years ago, partial basement with breaker electric, back-up generator, FA heat and central air, covered front porch, enclosed finished 10 X 24 breezeway leading to finished 3-bay heated garage with kitchenette and half bath with access to inground heated pool area. 44 X 70 enclosed Morton pole building/shop with furnace, 50 X 80 pole building with loafing area and horse stalls with water and electric. Good bank barn and milk house with attached covered straw shed. Large concrete feed lot. 2 silos. High-tensile pasture. Tillable farmland and wooded area. Mineral rights revert back to property in 2029. You'll love this farm, adaptable to all types of livestock, lovely setting with loads of privacy. **Divided as follows:**  
**Parcel #1:** 76.1 acres with all the buildings, high-tensile pasture, woods, and pond.  
**Parcel #2:** 31.2 acres of nice laying farmland. Wooded in the back with loads of wildlife.  
**Parcel #3:** 12.1 acres of open tillable land with some woods.  
**Note:** All parcels have fantastic views of the countryside.

**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:** R. Douglas & Patricia Jarvis

