



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.



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**REALTORS
 AUCTIONEERS
 ADVISORS**

*Information is believed to be
 accurate but not guaranteed.
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ABSOLUTE AUCTION

SATURDAY, JUNE 7, 2025, 10:30 AM

OPEN HOUSE: SATURDAY, MAY 31, 2025, 4:00–6:00 PM



LIVE AUCTION WITH ONLINE BIDDING



181 ACRE FARM BUILDINGS & MINERALS

40319 CR 19,
KILLBUCK, OH 44637

Opportunity presents an exceptional 181-acre farm in Killbuck, Ohio. Located on CR 19, only 6.6 miles from Clark. This productive farm features an excellent mixture of approximately 59 tillable acres, 80 wooded acres, and 30 acres of pasture/hay field. The renovated 3-bedroom, 2 bath home features beautiful stonework, front and back porches with scenic views, walk-out basement, and cherry woodwork. The property has a large bank barn, cattle barn, and additional outbuildings. Road frontage along two separate roads offers multiple potential building sites. The wooded acreage shows an abundance of wildlife signs and will make excellent hunting or recreational tracts. Offered in 11 large parcels, buyers have the opportunity to buy the entire farm or select their favorite parcels. Mineral rights convey with the property and include free gas and royalties. Contact Ryan at 330.231.7445 with questions or for more information.



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