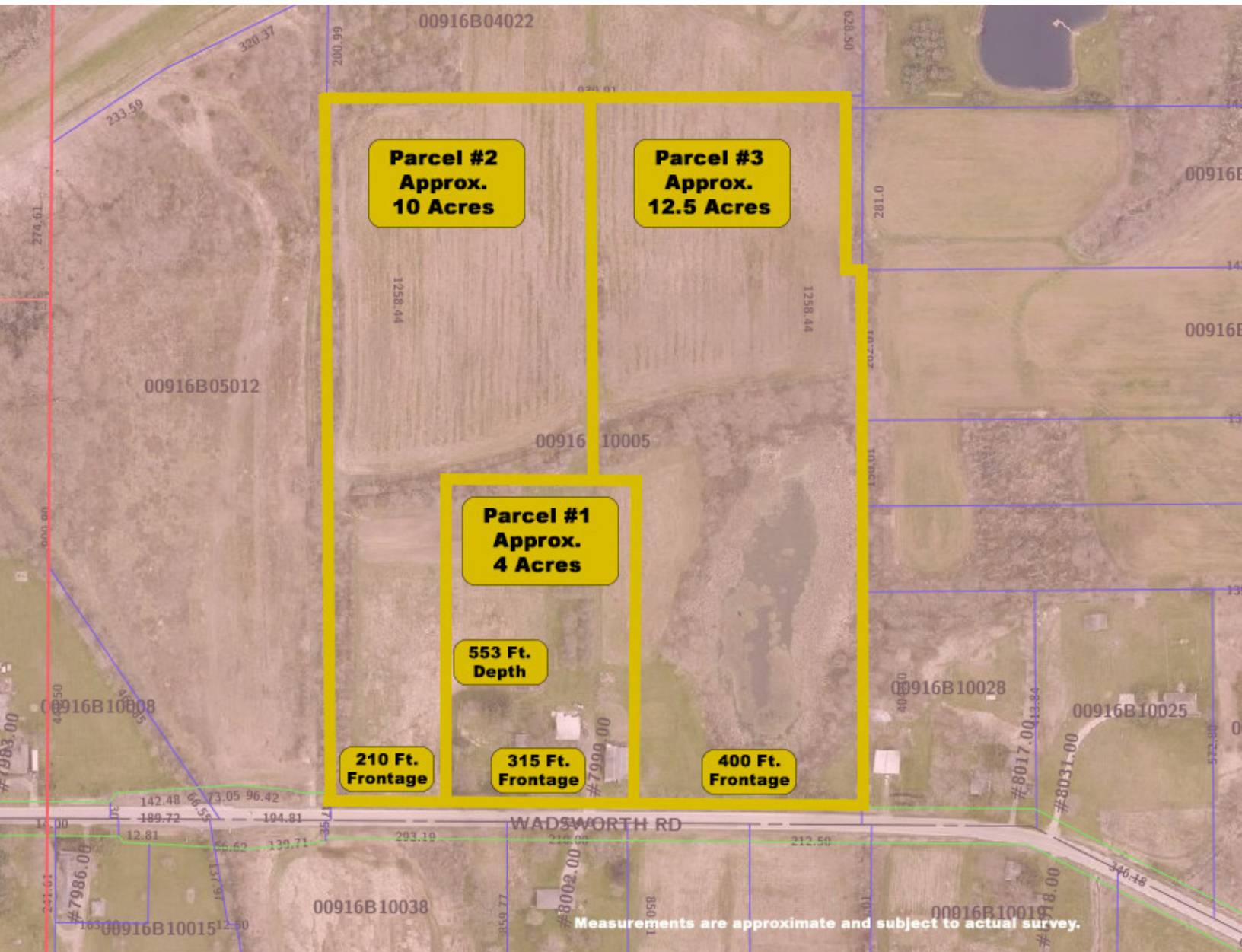




Terms On Real Estate: 10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed.

Auction By Order Of: The Bigam Family Revocable Living Trust



GABE COZY
AUCTIONEER/REALTOR®
 330.316.8229
gcozy@kikocompany.com



**REALTORS
 AUCTIONEERS
 ADVISORS**

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 accurate but not guaranteed.
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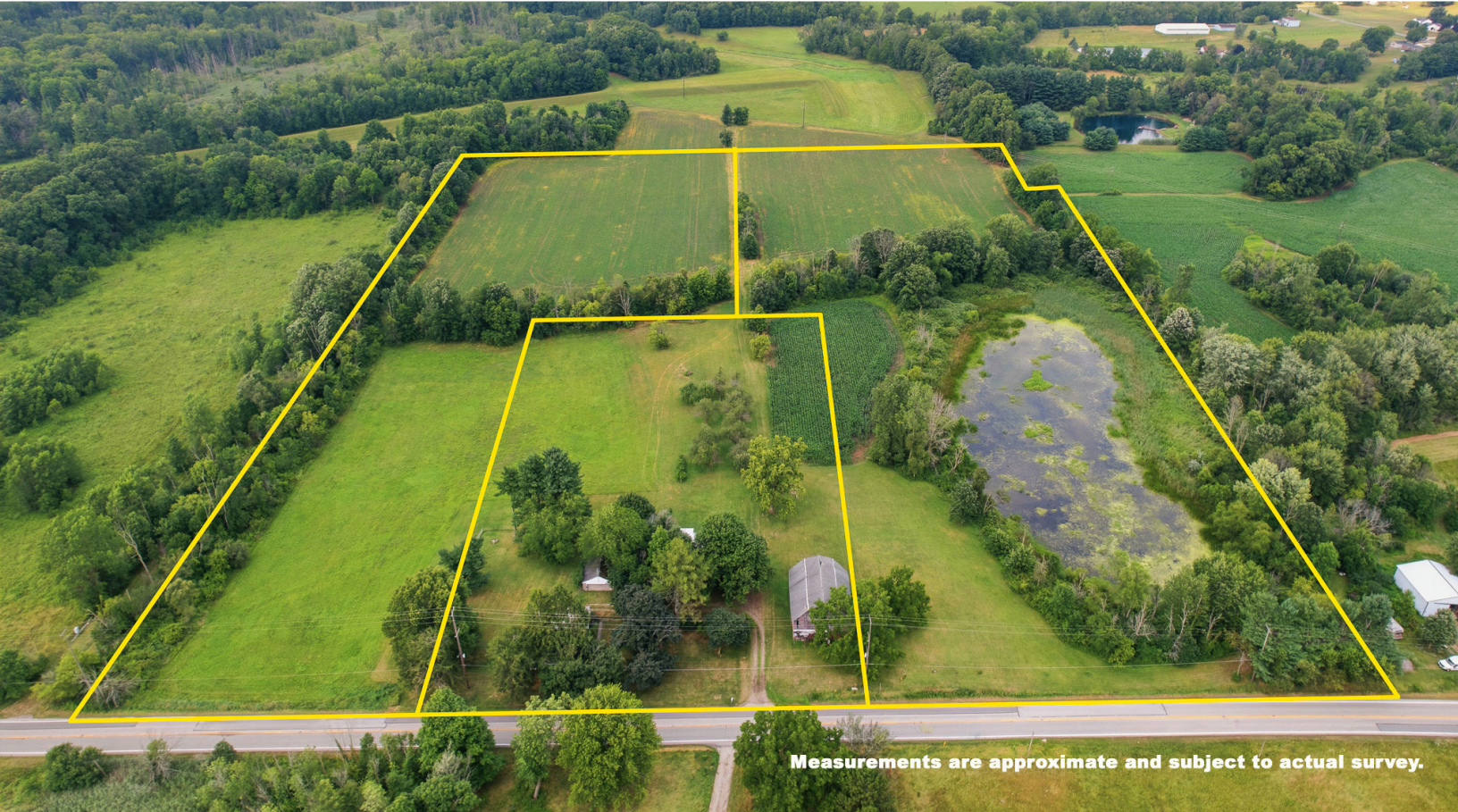
ABSOLUTE AUCTION

FRIDAY, AUGUST 21, 2026, 12:00 PM

Live Onsite Auction With Online Bidding Available



REAL ESTATE



Measurements are approximate and subject to actual survey.

26.5 ACRES OFFERED IN PARCELS

Farmhouse With Barn
And Outbuildings

Scenic Farmland, Private Pond

Medina County, Wadsworth, OH
Guilford Twp., Wadsworth CSD

7999 WADSWORTH RD.,
WADSWORTH, OH 44281

Real Estate Overview. Exciting opportunity to purchase up to 26.5 acres of land in desirable location. Conveniently located in Medina County, Guilford Township, just minutes from I-76. Farm was once a well producing fruit tree farm, now approx. half tenant farmed cropland. Property features a mid 1800s farmhouse with character, detached garage, shop building, and turn of the century barn. Located on Wadsworth Rd. with approx. 925 ft. of road frontage, near River Styx intersection. Property also features an approx. 2-acre private pond, mature trees, and a nice, picturesque setting. Medina County parcel number 009-16B-10-005. Property to be offered as entirety and in parcels, to be sold whichever way brings the most.



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Property To Be Offered As Follows:

Auction #1. Farmhouse and outbuildings on approx. 4 acres. Home originally built in 1850, offering approx. 1,429 SF of living space, with kitchen, dining room, full bath with first floor laundry, finished covered side porch, and first floor master bedroom. Second level offers an additional 3 or 4 bedrooms. Full unfinished basement, property having FA gas furnace, central air, private well and septic, and gas service. Detached 2-car block building garage, equipment shed/shop building and turn of the century barn. Lot lays nice with some producing fruit trees and approx. 315 ft. of road frontage, 553 ft. depth.





Auction #2. 10+/- acres vacant land, having approx. 210 ft. of road frontage and 1,227 ft. depth, with nice opening in rear and some mature trees surrounding this scenic setting. Approx. 5.5 acres productive farmland.

Auction #3. 12.5+/- acres vacant land, having approx. 400 ft. of road frontage and 1,240 ft. of depth, with nice opening in rear. Front of property offers a private 2 +/- acre pond, some mature trees surrounding, and approx. 6+ acres of productive farmland.

Entirety. 26.5-acre farm in entirety, with 1800s home, outbuildings, barn, private 2 +/- acre pond, and scenic setting.

Call auctioneer before walking the land. Home will be opened auction day for viewing beginning at 10:30 AM.

