



AUCTION

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MONDAY – OCTOBER 2, 2023 – 5:30 PM

Rodney D. Moyers Estate

PRIVATE 42+ ACRE HOBBY/HORSE FARM WITH BRICK HOME
34 X 64 HEATED SHOP – SEVERAL GOOD OUTBUILDINGS
40 X 64 (11) STALL HORSE BARN – FENCED PASTURES
FRONTAGE ON THREE ROADS – PARK-LIKE SETTING
RANDOLPH TWP. – PORTAGE CO. – SELLS AS ONE PARCEL
ONLINE BIDDING AVAILABLE

To settle the estate, all sells on location:

1525 HARTVILLE RD., ATWATER, OH 44201

Directions: Take US Rt. 224 west of Rt. 44 or east of Rt. 43 to Hartville Rd. and south to auction. Watch for KIKO signs.



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REAL ESTATE: 2,700 sq. ft. brick multi-level home with kitchen, formal dining room with access to rear composite deck, living room with large picture window, three second-level bedrooms and full bath. Lower-level finished family room with wet bar, wood burning fireplace, fourth bedroom, shower bath, large game room/party room with pool table, picture window. Utility room with laundry area, electric heat pump and central air, breaker electric, private septic system, 2 drilled water wells. Outbuildings include 34 X 64 heated block and brick shop with water, electric plus 220V, shower bath, Gardner Denver air compressor, (2) 10'W X 14'H OH doors, oil furnace and wood burner, workbench and vise - 24 X 40 brick and block garage with (2) 10'W X 8'H OH doors, brick fireplace, concrete floor and electric. 20 X 30 garage with concrete and electric with loft, metal siding and roof. 18 X 56 block building with metal roof and siding, partly finished with water and electric, 1/2 bath. 40 X 64 metal sided horse barn with (11) 12' X 12' horse stalls with rubber mats, each with outside access to pasture, tack room, loft area, water and electric. Several pastures, tillable farmland, stately trees, park-like setting, split-rail fence, frontage on three roads. Nice set back with large oak and pine trees. (2) access driveway points. Mineral rights transfer. Sells as one parcel. You'll like this property!

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:

Glenna F. Moyers, executrix for Rodney D. Moyers Estate. Portage Co. case #2023ES00232

