

ABSOLUTE AUCTION

SATURDAY, JULY 13, 2024, 10:30 AM

PREVIEW: SATURDAY, JULY 6, 10:00 AM-12:00 PM



REAL ESTATE



114-Acre Farm Known As Former Jo Bixler Farm

AUCTION HIGHLIGHTS

- Stark & Portage Counties
- Field & Lake Schools
- Offered In Parcels & As Unit
- Tracts Ranging From 5+ To 50+ Acres Each
- Near Congress Lake

LIVE ONSITE WITH ONLINE BIDDING AVAILABLE

44 ST. RT. 43,
HARTVILLE, OH 44632

www.kikoauctions.com | 800.533.5456

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

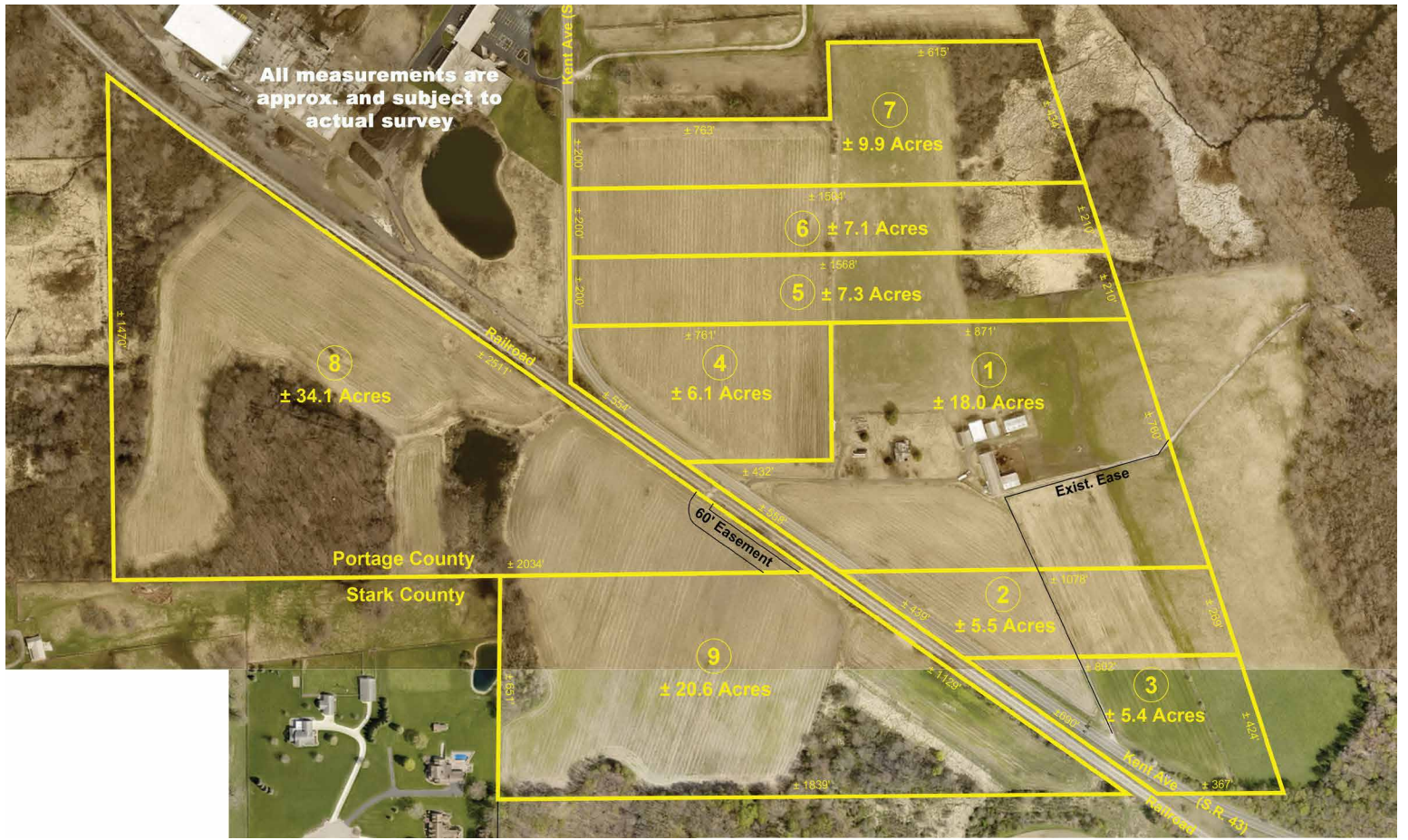


MEMBER ASSOCIATION
MLS



Scan for auction
details, including
directions.

Absolute Auction.
All sells to the
highest bidders
on location.



114 acres total, 2/3 tillable balance wooded and pasture. 3,356 sq. ft. Victorian home built in 1890. Needs restored. Most all original woodwork, gas heat, good solid home with loads of character. 114 X 40 original bank barn set up for loose housing, large concrete lot, attached pole loafing shed. 40 X 56 pole machinery building with 20 X 14 overhead door. 64 X 30 four-bay machinery pole building. Original post and beam wagon shed and other buildings. Great setting. Land gently rolling farmland. Lots of potential. Backs up to Congress Lake property in rear. Mineral rights transfer. Divided as follows:
 Parcel #1: Approx. 18 acres with Victorian home and all buildings mentioned above. Loads of potential.

Parcel #2 & #3: Both in Lake Twp. 5.5 & 5.4 acres each. All open land. Lays nice.

Parcel #4: 6.1 acres. All tillable. Lays nice.

Parcel #5, #6, & #7: 7.1 to 9.9 acres each. Approx. 70% tillable level to gently rolling land. Wooded and brush in rear.

Parcel #8 & #9: 34.1 acres in Portage Co. and 20.6 acres in Stark Co. West side of Rt. 43. 75% tillable farmland balance wooded. Both townships. Sells as unit. Gas well to transfer.



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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
 Jeff Bixler



REALTORS
 AUCTIONEERS
 ADVISORS

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