

ABSOLUTE AUCTION

SATURDAY, SEPTEMBER 7, 2024, 10:30 AM



FARM



98+/- ACRE FARM

Palmyra Twp., Portage Co.,
Southeast LSD

8782 TALLMADGE RD.,
DIAMOND, OH 44412

LIVE AUCTION WITH ONLINE BIDDING AVAILABLE

AUCTION HIGHLIGHTS

- Two-Story Farmhouse With Free Gas
- 40 X 96 Pole Building
- Bank Barn With Straw Shed
- Outbuildings
- Good Marketable Timber, White Oak, Walnut, Hickory
- Productive Farm Ground
- Wildlife & Nature
- Palmyra Twp., Portage Co.
- Southeast LSD



Scan for auction details, including directions.

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

www.kikoauctions.com | 800.533.5456

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



MLS



REAL ESTATE

98+/- acres, subject to survey with solid two-story home with free gas, main level features large country kitchen, dining room, family room, and den plus front addition living room with wood burner insert, large bay window, main-level bathroom, hardwood floors and nature original woodwork throughout. Four second-level bedrooms, one plumbed for bathroom. Full basement with FA gas heat, updated breaker electric with outside entrance. Bank barn with straw shed with some good timbers, attached milkhouse, 40 X 46 enclosed pole building, grainery, plus wood corn crib. Drilled water well, private septic. Approx. 40 acres tillable farmland balance wooded with good marketable timber, White Oak, Walnut, Hickory, and Maple. Assortment of wildlife and nature, loads of road frontage.

Divided as follows:

- Parcel #1** – 5.1 acres with home and all the buildings and free gas.
- Parcel #2** – 5.1 acres open land. Frontage on Tallmadge Rd.
- Parcel #3** – 12.7 acres hideaway with open and wooded land and timber. Frontage on Tallmadge Rd.
- Parcel #4** – 19.4-acre hideaway with open and wooded land, timber, and existing gas well lane. Frontage on Wayland Rd.
- Parcel #5** – 13-acre hideaway with open and wooded land with timber. Frontage on Wayland Rd.
- Parcel #6** – 5.1 acres. 90% open land, wooded in the back. Frontage on Wayland Rd.
- Parcel #7** – 26.5 acres. Mostly wooded with heavy timber. Loads of road frontage. Could be subdivided.
- Parcel #8** – 6.3-acre corner tract, all open with frontage on two roads
- Parcel #9** – 6.3 acres, all open land. Frontage on Tallmadge Rd.

NOTE

Walk the land at your convenience. Home and buildings shown by appointment.

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.



ALL MEASUREMENTS ARE APPROX. & SUBJECT TO SURVEY



RANDALL L. KIKO
AUCTIONEER/REALTOR
330.831.0174
randallkiko@kikocompany.com



REALTORS
AUCTIONEERS
ADVISORS

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

