



AUCTION

LEADING THE INDUSTRY SINCE 1945

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Thursday - August 17, 2023 - 6:00 PM

Pritchard Farm Auction

Parcel #1: 80-Acre Farm

Parcel #2: 30 Acres Land With Open Field And River

Parcel #3: 32 Acres Land With Woods And River

DOVER, OH - TUSCARAWAS COUNTY

Live Auction With Online Bidding Available

Online Bidding Begins Monday - August 14, 2023 - 6:00 PM

Absolute auction, all sells to the highest bidders on location:

7863 SR 212 NE, Dover, OH 44622

Directions: From I-77 go east on SR 212 and follow SR 212 thru Zoar to auction. Watch for KIKO signs.



**Walk this land over
at your convenience.**

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

800-533-5456 | kikoauctions.com



Farm offered in three parcels:

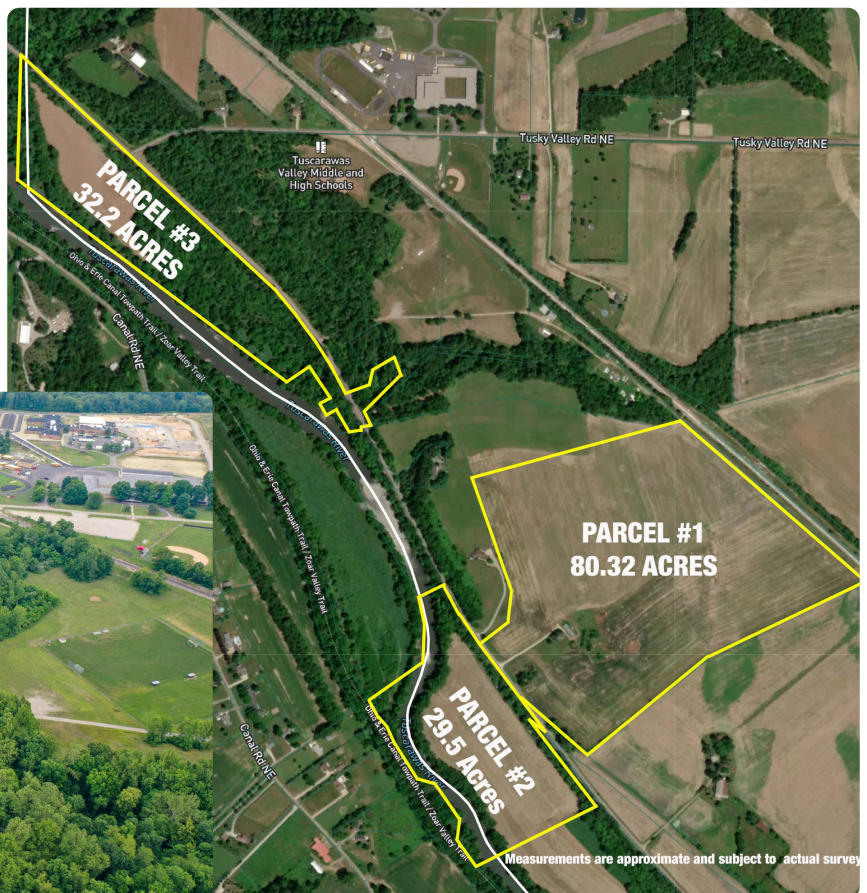
Parcel #1: Main farm at 7863 SR 212 NE, Dover, OH 44622. Featuring 80.32 acres of gently rolling open farmland. 475' frontage on SR 21 and railroad frontage at rear. Early stone farmhouse with 4 beds, 2 baths, and fireplaces. Home is in rough condition and needs work. 26' x 72' block shop garage. Gas and oil rights owned by seller to transfer with real estate. Current taxes are \$3,668 per year. Tuscarawas parcel #5400357000.

Parcel #2: 29.50 acres of land located across the road from parcel #1. Having approx. 2,000' frontage on SR 212 with the Tuscarawas River flowing through the rear. Mostly open tillable recreational land. Mineral rights are owned by the Conservancy. Current taxes are \$601 per year. Tuscarawas parcel #5400359000.

Parcel #3: 32.2 acres of land located north of parcel #1 with land on both sides of SR 212. Mostly recreational use land with woods, some field area, and runs along the Tuscarawas River. Mineral rights are owned by the Conservancy. Current taxes are \$681 per year. Tuscarawas parcel #5400360000.

Walk this land over at your convenience. Maps in mailbox on site. These parcels will be offered separately, not together. For more details call auctioneer Theresa Blocher at 330-495-3789.

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: Richard Zifer,
Tammie Burgess, and Lori Abel



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