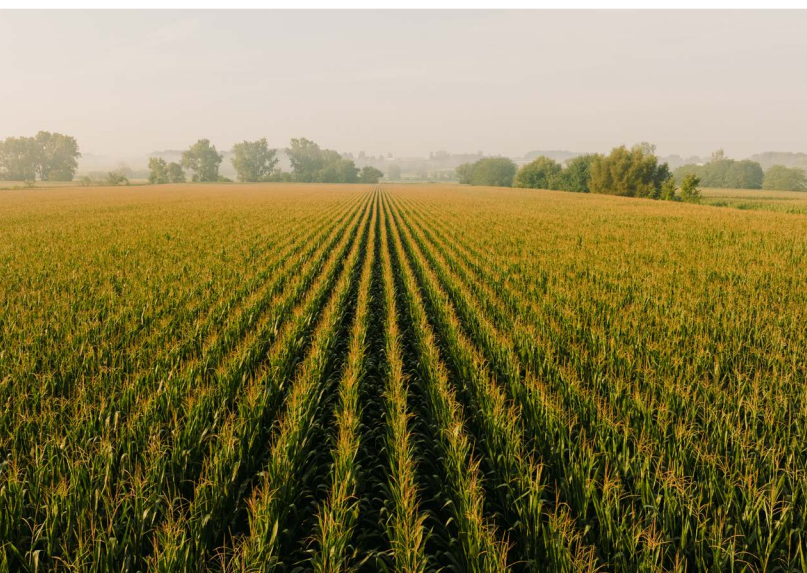


ABSOLUTE AUCTION

SATURDAY, SEPTEMBER 21, 2024, 10:30 AM



REAL ESTATE



LIVE AUCTION WITH ONLINE BIDDING

REAL ESTATE

94 acres vacant land, corner parcel with frontage on Dalton Fox Lake Rd. and Huprick Rd. There are three nice elevated future homesites along Huprick Rd. Land has a gentle roll from north to south. Approx. 90 acres being farmed currently in corn. 67% of land is in the 100-year flood plain. Good drainage, ditching and tile. Land borders Newman Creek on south side. Existing Wayne Co. parcel #04-00672.005 and 04-00672.002, currently under CAUV tax rate. This land has proven to be very productive year after year. If you're looking to expand your farming operation or build your own farmstead, you better check this one out. Land offered as follows:

PARCEL #1

Approx. 31.28 acres, all tillable crop land, corner parcel, 1,235 ft. on Dalton Fox Lake and 470 ft. on Huprick Rd. Future homesite on north end along Huprick Rd. South end adjoins Newman Creek.

PARCEL #2

Approx. 25.5 acres, all tillable crop land, 409 ft. frontage on Huprick Rd. Future homesite on north end along Huprick Rd. South end adjoins Newman Creek.

PARCEL #3

Approx. 37 acres, all tillable crop land, 349 ft. frontage on Huprick Rd. Future homesite on north end. South end adjoins Newman Creek.

NOTE

Parcels will be offered separately and together through the Multipar auction process. All minerals currently owned by seller, transferred at closing. Bank financing available to qualified buyers. Land is a good investment you can watch the sunset on!

94 ACRES
PRODUCTIVE
FARMLAND

Baughman Twp.,
Wayne County,
Orrville School District

THE CORNER OF DALTON FOX LAKE
RD. AND HUPRICK RD., NORTH
LAWRENCE, OH 44666

www.kikoauctions.com | 800.533.5456

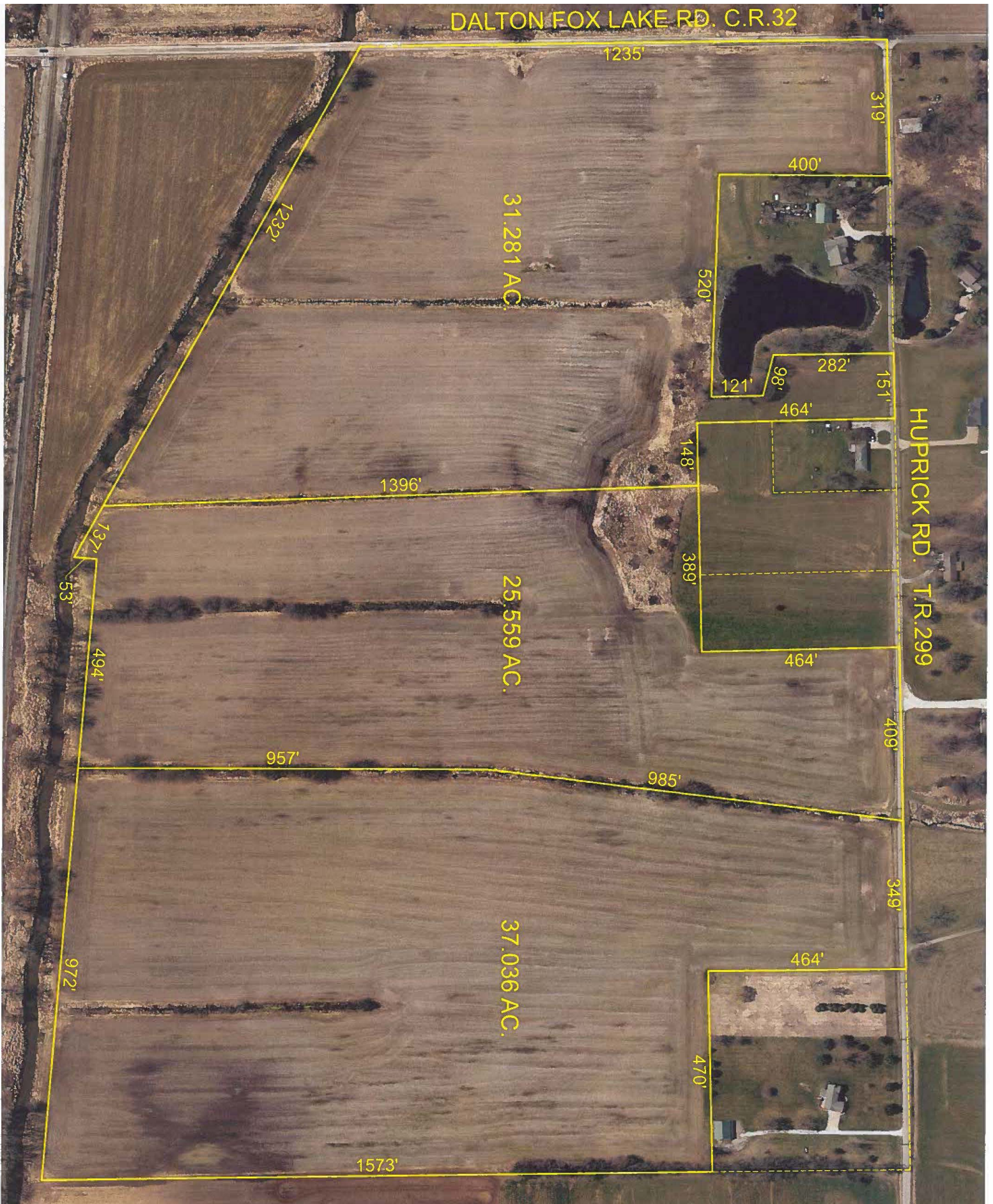
Information is believed to be
accurate but not guaranteed.
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TERMS ON REAL ESTATE

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

Mark A. Frank Trustee



Scan for auction details, including directions.

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



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**REALTORS
 AUCTIONEERS
 ADVISORS**

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

