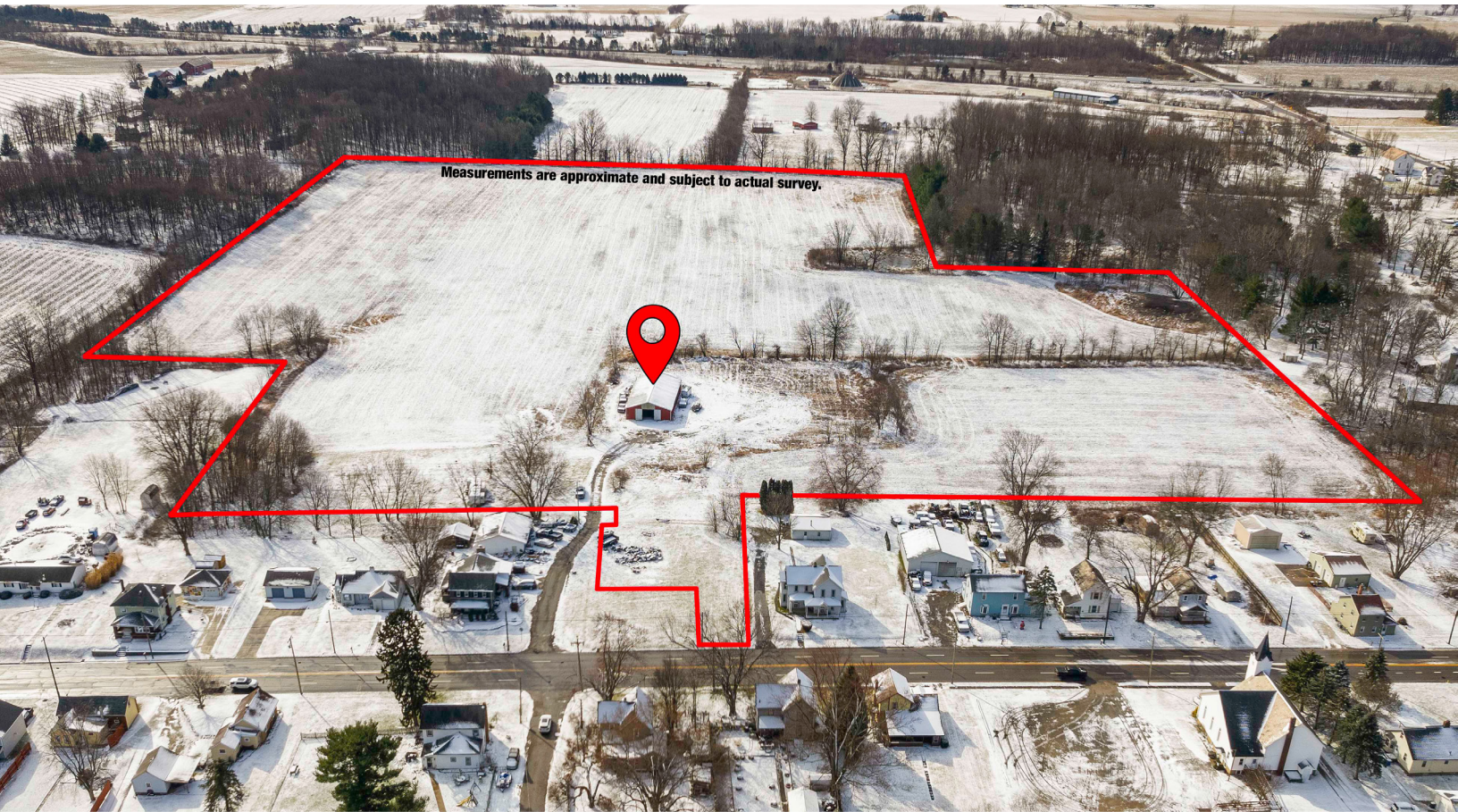


# ABSOLUTE AUCTION

WEDNESDAY, MARCH 27, 2024 – 12:30 PM



LAND



## LIVE AUCTION WITH ONLINE BIDDING

### REAL ESTATE

35 acres mostly tillable farmland located in Tuscarawas Twp. with no zoning. Easy access with frontage on Lincoln Way (OH-172). Adaptable to a multitude of uses - residential, farmland, commercial, you name it! Improvements include 40x80 pole building w/ concrete and electric, mobile home pad with septic, well water, gas, and aggregate parking lot. Building & pad currently leased for \$800/month. Call auctioneer to learn how to use your current property to buy this one! Stark Co. parcels #7205370, #7205369, #7206945, #7206946, #7206944, #7201501, & #7201502. Half year taxes are approx. \$250, currently in CAUV. Walk at your convenience.

### 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 sold as an Entirety and not to be offered in separate parcels.

AUCTION BY ORDER OF  
Frederick Luthi

## 35 ACRES FARMLAND

### 40x80 Pole Building

14482 LINCOLN ST. W, NORTH  
LAWRENCE, OH 44666



PETER R. KIKO SR.  
AUCTIONEER/REALTOR®  
330.705.5996  
peter@kikocompany.com



KRISTEN KIKO  
AUCTIONEER/REALTOR®  
330.234.7110  
kristen@kikocompany.com



JACOB WHITACRE  
AUCTIONEER/REALTOR®  
330.417.9123  
jwhitacre@kikocompany.com

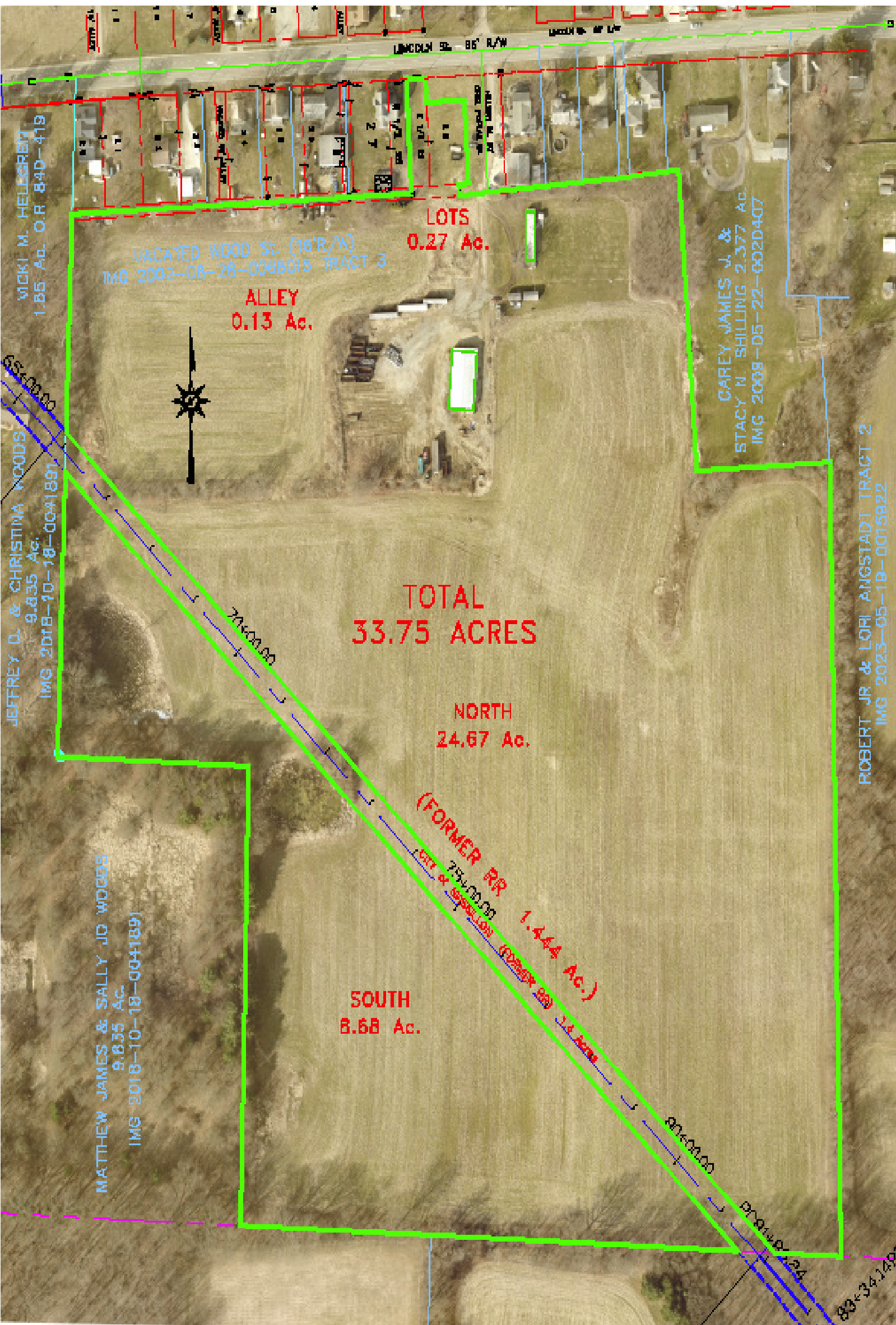
www.kikoauctions.com | 800.533.5456

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



Scan for auction details, including directions.

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



MCKI M. HELGREN  
1.85 Ac. O.R. 840-419

JEFFREY D. & CHRISTINA WOODS  
9.835 Ac.  
IMG 2018-10-18-0041891

MATTHEW JAMES & SALLY JO WOODS  
9.835 Ac.  
IMG 2018-10-18-0041891

VACATED WOOD St. (16' R/W)  
IMG 2002-08-28-0058015 TRACT 3

ALLEY  
0.13 Ac.

LOTS  
0.27 Ac.

CAREY JAMES J. &  
STACY N. SHILLING 2.377 Ac.  
IMG 2008-05-22-0020407

TOTAL  
33.75 ACRES

NORTH  
24.67 Ac.

SOUTH  
8.68 Ac.

(FORMER RR  
1.444 Ac.)  
25-00-00  
part of 25-00-00 (FORMER RR)  
1.8 acres

ROBERT JR & LOHI ANGSTADT TRACT 2  
IMG 2023-05-19-0015822

80-34-146