



AUCTION

LEADING THE INDUSTRY SINCE 1945

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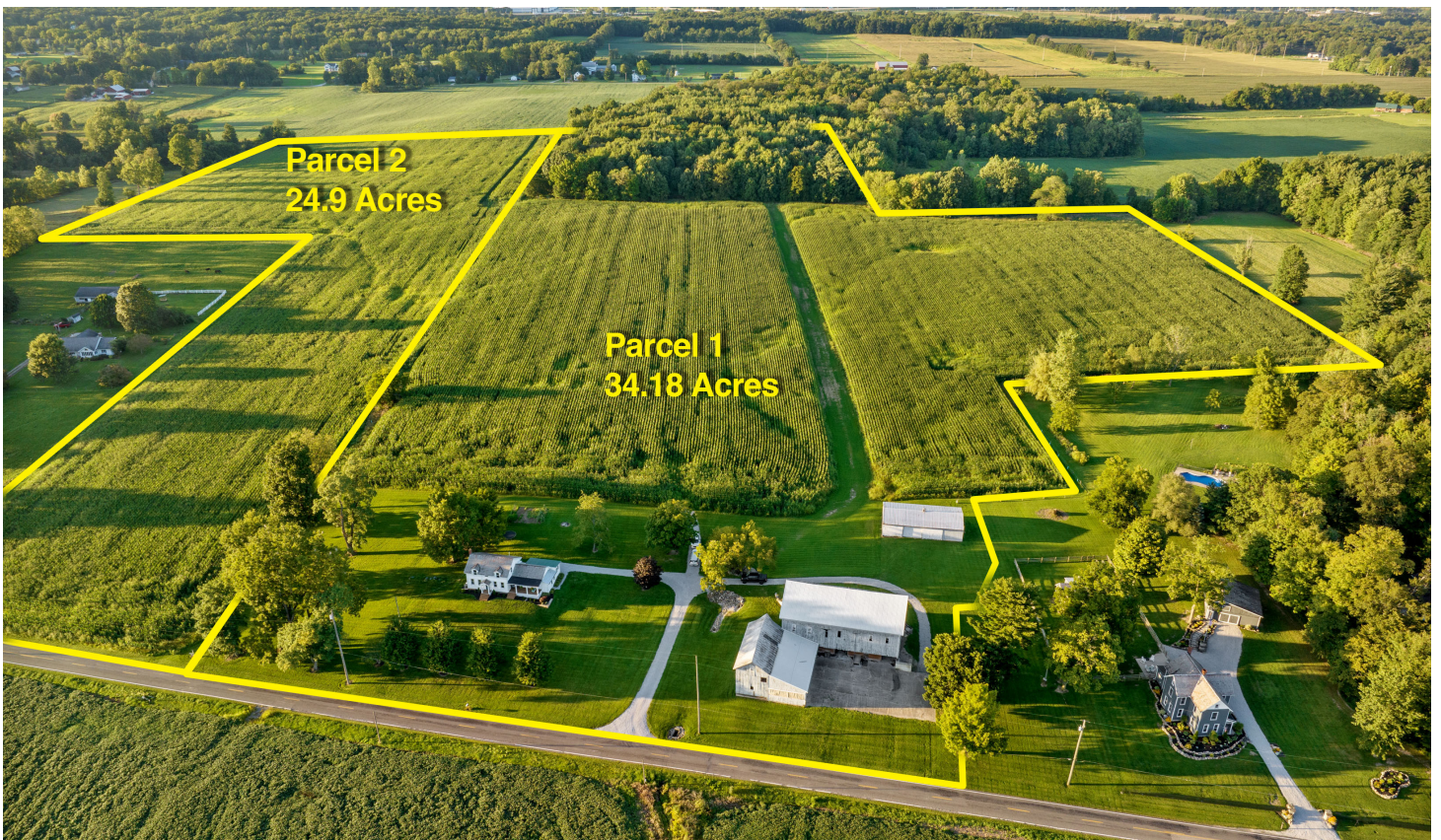
Friday - October 6, 2023 - 12:30 PM

Opportunity Presents!
59-Acre Farm - Offered In 2 Parcels
Charming Updated Farmhouse
Shop - Barn - Open & Wooded
Organic Cropland - Country Views - Timber
MEDINA CO. - WESTFIELD TWP. - CLOVERLEAF LSD

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

5835 Mud Lake Rd., Seville, OH 44273

Directions: From I-76 north of Seville take OH-3 south 1.7 mi. to Main St. Continue on OH-3 south 1.5 mi. to Mud Lake Rd. Located south of Seville and north of Creston. Watch for KIKO signs!



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

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Open House: Monday - October 2, 2023 - 4:00-6:00 PM



Real Estate: Opportunity presents! 59-acre farm with charming, updated 4-bed home. Real estate features a nice mix of gently rolling farmland, pastureland, updated home, bank barn, shop, wooded acreage with timber and future potential. A gem of southern Medina County. Main floor of home features kitchen with breakfast nook, living area, master bedroom, updated full bath and laundry. Refinished hardwood floors showcase homes original character. Second floor boasts three additional bedrooms all with country charm. Property features many updates including new aeration system, plumbing, A/C, electrical, vinyl siding and much more. Front deck/porch with scenic views. Bank barn and 32' x 60' pole barn offers space for livestock, equipment, projects, storage, and/or business. Gently rolling, tillable farmland currently being farmed certified organic. Wooded acreage features current and future timber potential.



Real Estate To Be Offered As Follows:

Parcel #1: 34.18 acres with updated farmhouse, buildings. Certified organic cropland. Wooded acreage.
Parcel #2: 24.9 acres gently rolling certified organic cropland.

Scenic country views surround! Property meticulously maintained. Truly a must-see property! Owner moving to family farmstead. Real estate is an investment you can enjoy. Call auctioneer to ask how to use your current property to buy this one! Join us for an open house Monday, October 2nd 4:00-6:00 PM.

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: Jed & Sarah Hartzler



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