

PARCEL #1: 9.3 acres vacant land w/ some trees and grassland in front. 312' frontage.
PARCEL #2: 9.3 acres vacant land w/ some trees and grassland in front. 312' frontage.
PARCEL #3: 43 acres wooded land w/ marketable timber, hideaway long oil well drive to the back! 150' frontage. Nature lovers parcel.
PARCEL #4: 8.8 acres land w/ original farmhouse, small ranch home and small farm workshop w/ farm office on this parcel. One water well, 2 older septic systems. Robert Bossow to reserve a life lease for 10 years for the farm workshop/office. 490' frontage.
PARCEL #5: 5+ acres land with 10,000+ SF workshop/warehouse, 2 tenants, heavy gravel base. Well & septic. 280' frontage.
PARCEL #6: 17.3-acre hideaway vacant land parcel. 150' frontage.
PARCEL #7: 1.6 acres w/ brick & vinyl sided ranch home. Nice setting.
PARCEL #8: 9.1 acres vacant land w/ 273' frontage.
PARCEL #9: 6.4 acres vacant land w/ 273' frontage.
PARCEL #10: 21.9 acres vacant land, long oil well drive along the east property line. 150' frontage. Nice hideaway parcel.

NOTE: Walk this land at your convenience. Auction brochures at auction site. Invest in land!

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.

ALSO SELLING CHATTELS LIVE AT 12:00 PM

CHATTELS

New Holland TD 5050 tractor 4x4, 1,465 hrs., 12-speed; Land Pride RCF3696 3pt. brush hog; JD 310J backhoe, extend-a-hoe, 3,000 hrs.; band saw; Torpedo heater; belt bins; etc.

TERMS ON CHATTELS

Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard accepted. 4% buyer's premium on all sales, 4% waived for cash or check when paid sale day. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

REAL ESTATE AUCTION BY ORDER OF
Bossow LLC



ABSOLUTE AUCTION

SATURDAY, AUGUST 17, 2024, 10:30 AM
REAL ESTATE SELLS FIRST, EQUIPMENT AT NOON



REAL ESTATE



131+ ACRE PRODUCTIVE FARM

3 Homes, 10,000+ SF
Warehouse/Workshop

LIVE AUCTION WITH ONLINE BIDDING

AUCTION HIGHLIGHTS

- 3 Gas/Oil Wells
- Wooded Land W/ Timber
- Former Airstrip
- Tillable Farmland
- Mineral Rights Transfer
- Family Owned For 3 Generations
- Freedom Twp., Portage Co., OH, James Garfield LSD
- NH 5050 Tractor
- John Deere Backhoe
- Land Pride Mower



GEORGE P. KIKO
AUCTIONEER/REALTOR®
 330.418.1095
 george@kikocompany.com



REALTORS
AUCTIONEERS
ADVISORS

8000 GOTHAM RD.,
GARRETTSVILLE, OH 44231

Information is believed to be accurate but not guaranteed.
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All sells to the highest bidders on location.

