

ABSOLUTE AUCTION

MONDAY, SEPTEMBER 9, 2024, 5:30 PM
REAL ESTATE SELLS FIRST



FARM



HIDDEN TUNNEL TREE FARM

Beautiful 44+/-
Acre Property

31386 HAESSLY RD.,
HANOVERTON, OH 44423

AUCTION HIGHLIGHTS

- Unique Two-Story Home & Attached Garage
- 24 X 32 Pole Building
- Joins Sandy Creek Canal
- Wooded & Open Land
- Walnut & Oak Groves
- Loads Of Wildlife

Also Selling Description:

- Kubota Tractor
- RTV
- Generator
- Tools

Online Bidding Available On Real Estate



Scan for auction
details, including
directions.

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

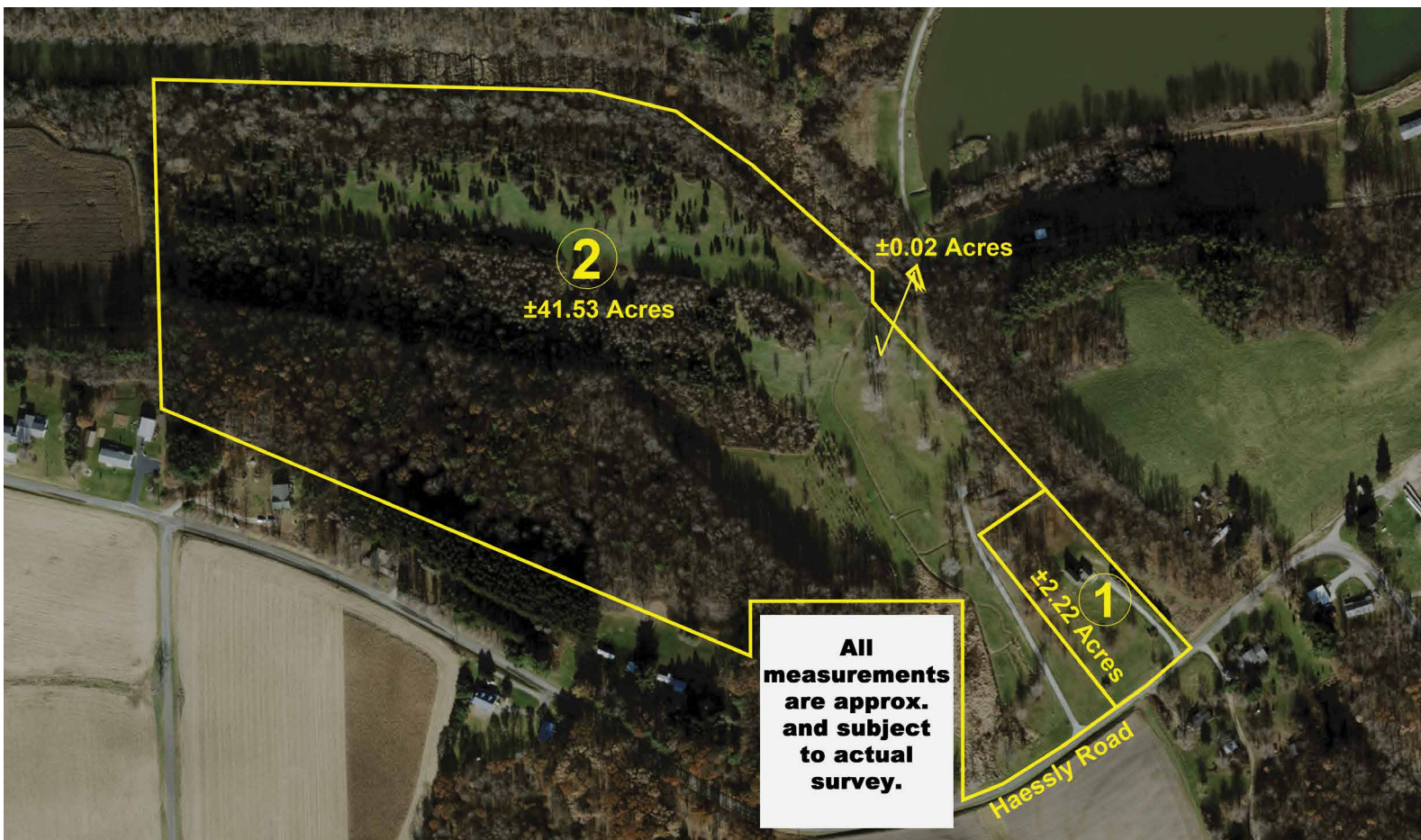
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Information is believed to be
accurate but not guaranteed.
KIKO Auctioneers



MEMBER REALTOR
MLS





REAL ESTATE

44+/- acre property with good two-story home, built in 2003, approx. 1,275 sq. ft. Main level consist of applianced eat-in kitchen, furnished living room, main-level bedroom and bathroom, front foyer. Two second-level bedrooms plus full bath. Full basement with electric heat pump/air, breaker electric, outside entrance, front and rear porches, one-car attached garage. Secluded 24 X 32 metal pole building with concrete floor. Young walnut and oak grove, open meadows, woods, small creek, joins Sandy Creek canal. Abundance of wildlife. Mineral rights transfer. United Local Schools. You'll like this property.

Parcel #1: 2.22 acres with home and garage. Beautiful hilltop setting with drilled water well and private septic. Home sells furnished with appliances and furniture. Very clean.

Parcel #2: 41.7 acre hide-away with 24 X 32 metal pole building, built in 2015. Existing private drive. Young walnut and oak grove. Wooded and open land.

NOTE: Home and buildings shown by appointment. Walk the land 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 offered as a Multi Par auction and sold whichever way it brings the most.

KUBOTA LOADER TRACTOR, RTV, GENERATOR, ETC

One-owner Kubota B3200 hydro. with Kubota LA504 loader, 4WD, 3 pt., PTO, rops, QT bucket, 453 hrs; one-owner Kubota 2016 diesel RTV X900 4WD, power steering, VHT-X elec. dump, Hi/Lo 200 hrs; Woods Heritage HL48 4' 3 pt brush hog; DR walk-behind trimmer; DR 17 HP field and brush mower; 3' walk-behind DR 9 HP stump grinder; Titian 2200 PSI power washer; electric trimmer; hand sprayer; lawn tools; 12V 10 gal. sprayer; cherry and walnut wood slabs; wheelbarrow; wood orchard crates; cupola; two-man saw; Titian 7500 watt diesel generator; job box; assorted tools

TERMS ON CHATELS

Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card 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.

AUCTION BY ORDER OF
Daniel A. & Marryann Dineen



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