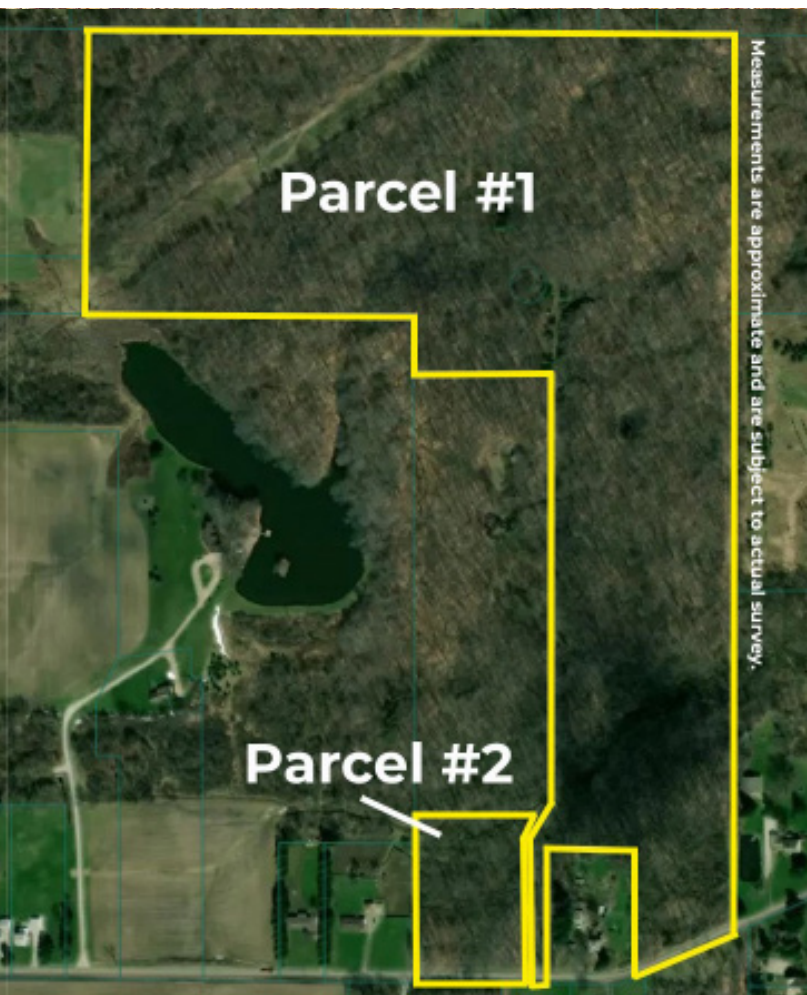


# ABSOLUTE AUCTION

FRIDAY, DECEMBER 29, 2023 - 12:00 PM



LAND



Measurements are approximate and are subject to actual survey.

## LIVE AUCTION WITH ONLINE BIDDING

### AUCTION HIGHLIGHTS

- Offered in two parcels
- Loads of Wildlife
- Secluded building sites
- Timber Potential
- Hunting/Recreational
- Stark County
- Washington TWP
- Marlington Schools

### Parcel #1

Stark County Parcel #10013003 – 53.16 acres of vacant wooded land. Approx. 340' of total frontage and a total depth of approx. 2,500'. Driveway easement for access with loads of mature trees and wildlife. Ideal hideaway building sites. CAUV 1/2 taxes are \$84.76.

### Parcel #2

Stark County Parcel #10013002 – 3.25 acres of vacant wooded land. Approx. 300' frontage x 450' in depth. Half taxes are \$4.01.

### Auctioneer's Note

Walk land with permission only! Park off the side by the gate. Please respect the privacy of the home in the back. Call Jeff Kiko for permission to walk. All gas & oil rights are being reserved by the seller; all other minerals rights will transfer. Parcel #1 and #2 will not be offered together.

### 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 Separate Parcels and not to be offered as an Entirety.

## EXCITING LAND OPPORTUNITY

### 56.41 Wooded Acres

(700 BLOCK) E. BAYTON ST.  
ALLIANCE, OH 44601



Auctioneer/Realtor®

**JEFF R. KIKO**

**330-206-1079**

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