

ABSOLUTE AUCTION

SATURDAY, JUNE 1, 2024, 11:00 AM



LAND



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152 ACRES

Open & Wooded Land

AUCTION HIGHLIGHTS

- Two-Story Farmhouse
- 36 X 50 Pole Building
- Carports
- Spring House With Developed Spring
- Pavilion
- Small Pond & Creek
- Abundance Of Wildlife & Nature
- Springfield Twp.
- Jefferson Co.



392 TOWNSHIP RD. 264,
BLOOMINGDALE, OH 43910

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

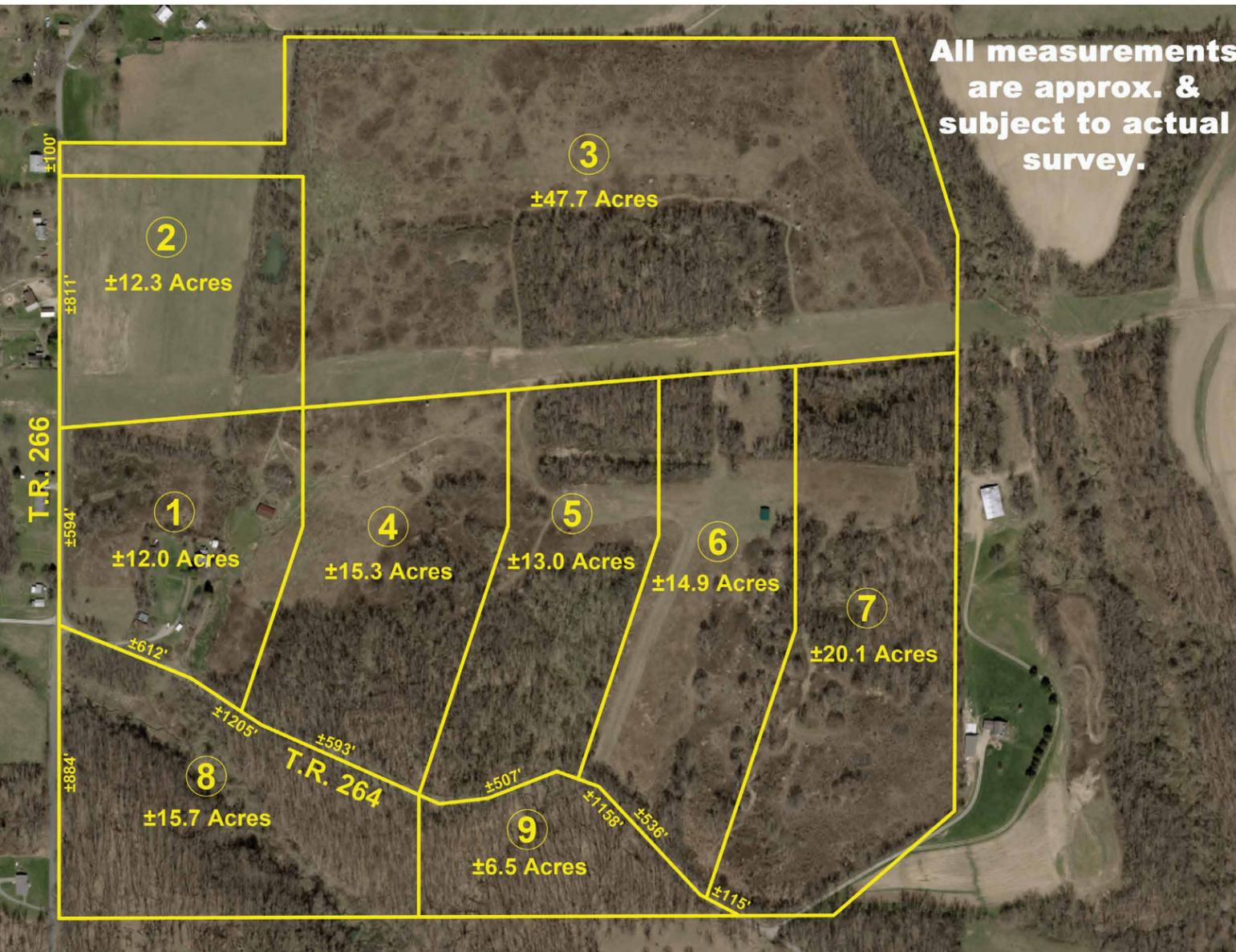


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Scan for auction details, including directions.

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



REAL ESTATE

152+/- acre farm with primitive two-story farmhouse with tranquil setting. Main level features kitchen, dining room and living room both with fireplaces, two main-level bedrooms, full bath and laundry. Two second-level bedrooms and open hallway with storage. Full basement under main house with walkout, FA furnace, natural woodwork throughout. Covered front porch. Old summer kitchen and spring house. 36 X 50 & 18 X 40 pole building. 12 X 16 & 24 X 24 carports. Loads of road frontage on Twp. Rds. 264 & 266. Some timber. Open and wooded land. Small pond. Loads of wildlife. 24 X 32 covered picnic pavilion. Updated drilled water well. Home needs updated. You'll like the setting and location. Divided as follows:

Parcel #1: 12 acres with home and buildings. Corner lot with frontage on Twp. Rd. 266 & Twp. Rd. 264 with spring.
 Parcel #2: 12.3 acres. 90% open with some woods and small pond. 811' frontage on Twp. Rd. 266.
 Parcel #3: 47.7 acres, open and wooded land, and cover for wildlife. 100' frontage on Twp. Rd. 266
 Parcel #4: 15.3 acres, 2/3 wooded. 593' frontage on Twp. Rd. 264
 Parcel #5: 13 acres, 75% wooded. 507' frontage on Twp. Rd. 264
 Parcel #6: 14.9 acres, open and wooded land with 24 X 32 covered picnic pavilion a few years old. 536' frontage on Twp. Rd. 264
 Parcel #7: 20.1 acres, 80% wooded with 115' frontage on Twp. Rd. 264
 Parcel #8: 15.7 acres, all wooded. Corner tract with small creek. Loads of frontage on Twp. Rd. 264 & 266.
 Parcel #9: 6.5 acres, all wooded with 1,158' frontage.
 NOTE: You'll like these parcels. All have something to offer. Some with fantastic views. Walk the land at your convenience. Home shown by appointment. Gas and oil rights do not transfer.

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.

