



AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

THURSDAY – OCTOBER 19, 2023 – 5:00 PM

Janice I. Martig Trust

99+ ACRES OF PRIME LAND

FARMLAND – BUILDING SITES – WOODED HIDEAWAY

BERLIN TWP. – MAHONING CO. – WESTERN RESERVE SCHOOLS

MINERAL RIGHTS TRANSFER – ONLINE BIDDING AVAILABLE

Family owned 60+ years. Absolute auction, all sells to the highest bidder on location:

BERLIN STATION RD., BERLIN CENTER, OH 44401

Directions: Take St. Rt. 534 north of Rt. 14 or south of US Rt. 224 to Berlin Station Rd. and east to the land. Watch for KIKO signs.



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

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REAL ESTATE: 99.2 acres of good laying productive farmland. Approx. 85% tillable with tile balance wooded. Approx. 1,913' of road frontage with driveway entrance on west side. You'll love these parcels. Walk the land at your convenience. Divided as follows:

PARCEL #1: 48.7 acres of good tillable farmland with 213' frontage and access drive.

PARCEL #2, #3, #4, #5, & #6: 6.3 acres each. All open land with 300' frontage.

PARCEL #7: 18.9-acre hideaway with 200' frontage. 2/3 wooded with loads of nature and wildlife. Some timber.

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:

Douglas J. Martig & Wendy E. Gfeller, Co-Trustees of the Janice I. Martig Trust.



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