

# ABSOLUTE AUCTION

SATURDAY, JUNE 1, 2024 – 10:30 AM



LAND



## LIVE AUCTION WITH ONLINE BIDDING

### REAL ESTATE

Rare opportunity in Sugar Creek Township, Dalton Local Schools! 34.2 acres wooded & open land. Real estate features a nice blend of elevations from wooded hilltop to gently rolling farmland. Approx. 22 acres wooded land. Last timbered 10+ years ago, future timber potential. 187' road frontage. Known locally for whitetail and turkey hunting. Balance being gently rolling tillable land. Panoramic views. Potential for multiple home sites. Truly a must see!

### NOTE

Part of Wayne Co. parcel #76-01155.000. Subject to new survey. Walk land at your convenience. Real Estate is an investment you can enjoy. Bank financing to qualified bidders. Call auctioneer on how to use your current property to buy this one! Onsite and online bidding available.

### 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.

### AUCTION BY ORDER OF

Vicky Rusert

**34.2 Acres Land**  
**2/3 Wooded,**  
**Balance Farmland**  
Sugar Creek Twp.,  
Wayne County, Dalton LSD

17188 GOUDY ROAD,  
DALTON, OH 44618



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KIKO Auctioneers



Scan for auction details, including directions.

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



Measurements are approximate and subject to actual survey.

