



ABSOLUTE AUCTION

SATURDAY, MAY 10, 2025, 12:00 PM



REAL ESTATE



189+ ACRE FARM OFFERED IN PARCELS

Orange Twp., Carroll Co., Ohio

LIVE AUCTION WITH ONLINE BIDDING

Also Selling Online Only: New 2024 Polaris Sportsman 850 ATV, John Deere 4710 Tractor W/ Loader, Equipment, Deer Mounts, Landscape Stone, Furnishings, More!

Starts: Monday, May 5, 2025, 12:00 PM
Ends: Monday, May 12, 2025, 6:00 PM
Preview: Saturday, May 10, 2025, 9:30 AM-1:00 PM
Pickup: Thursday, May 15, 2025, 11:00 AM-6:00 PM



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7146 CROWDER RD. SW,
SHERRODSVILLE, OH 44675



Scan for auction details, including directions.

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

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



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REAL ESTATE

Outstanding 189+ acre farm with secluded setting that is minutes from Leesville Lake & recreational area. This land has nice gentle rolling tillable fields and wooded hillsides with marketable timber and packed with wildlife. Managed for trophy deer for the last 20+ years. Whether you're looking for a getaway hunting property, farm for agriculture and or just a place to call home this property offers it all. Remodeled farmhouse featuring large country kitchen, dining room w/ gas fireplace, living room, first floor bedroom and full bath w/ jacuzzi tub. Hardwood floors on most of main level. Two large bedrooms upstairs w/ walk-in closets. Full walk-out basement w/ beautiful cut sandstone foundation, free gas heat, central air, and 100-amp electric. High speed Spectrum cable internet! Covered front porch overlooking property. Bank barn and shed. Multiple ponds on property, loads of wildlife and tons of frontage on two roads. Make plans to attend now and get your financing in line if needed. Buy one parcel or the whole farm! Mineral rights do not transfer. Contact auctioneer for more information.

LOCATED

20 minutes from New Philadelphia, OH
 40 minutes from Canton, OH
 1 hour from Akron, Millersburg & Steubenville, OH

NOTE

Parcels will be offered bidder's choice and as an entirety through the multi-par system and will be sold whichever way brings the most. Buy one or all. Great time to invest in land! For help with or questions on financing contact auctioneer! Explore Leesville Lake and what the 3,700 acres of public land has to offer here: <https://www.mwcd.org/places/leesville-lake/>

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

John M. Fiocca

PARCEL 1: Remodeled farmhouse in a secluded setting with free gas, bank barn and shed on 37.934 acres. Ideal for livestock w/ plenty of pasture and tillable farmland.

PARCEL 2: 15.3 acres open and mostly wooded land. Parcel has a great building site for a cabin or home with good timber and nature with a park-like setting.

PARCEL 3: 8.5 acres open tillable land. Great building tract with elevated setting.

PARCEL 4: 8.5 acres open and wooded land w/ some timber. Great building tract w/ elevated setting.

PARCEL 5: 8.1-acre wooded tract. Great recreational tract with nature and cabin site.

PARCEL 6: 8.1-acre open and wooded tract. Great recreational tract with nature, cabin site and marketable timber.

PARCEL 7: 21.3-acre open and mostly wooded hunting/recreational tract w/ elevated hunting blind. Great hunting/getaway parcel with easy gas line right of way access, secluded food plot areas and good marketable timber.

PARCEL 8: 29.9 acres open and mostly wooded land. Great hunting/getaway parcel with easy gas line right of way access to food plot at rear of property. Multiple ponds w/ waterfowl and marketable timber on this parcel.

PARCEL 9: 8.5-acre wooded tract. Great recreational tract w/ timber, nature and cabin site.

PARCEL 10: 16.7 acres wooded land. Nice, stocked pond, good marketable timber, wildlife and cabin site.

PARCEL 11: 30.8 acres open tillable farmland. Secluded building site.

ENTIRETY: 189.634 acres w/ remodeled farmhouse, buildings, tillable and wooded land w/ marketable timber, ponds and nature.

