



ABSOLUTE AUCTION

WEDNESDAY, AUGUST 13, 2025, 6:00 PM



87-ACRE "YUTZY" FARM

Geauga County
Parkman Township
Cardinal Schools



JEFF R. KIKO
AUCTIONEER/REALTOR®
330.206.1079
jeffkiko@kikocompany.com



16990 & 17050 NASH RD.,
MIDDLEFIELD, OH 44062

LIVE AUCTION WITH ONLINE BIDDING

AUCTION HIGHLIGHTS

- Parcel #1:
 - Remodeled Country Farmhouse On 11.73 Acres
 - Wood Storage Shed
 - Roadside Farm Market Stand
 - Pasture
- Parcel #2:
 - Amish Style Farmhouse On 19.58 Acres
 - 2 Barns
 - Maple Syrup Operation
- Parcel #3: 38.42 Acres Of Open & Wooded Land W/ 40'x150' Building
- Parcel #4: 17.2 Acres Vacant Land



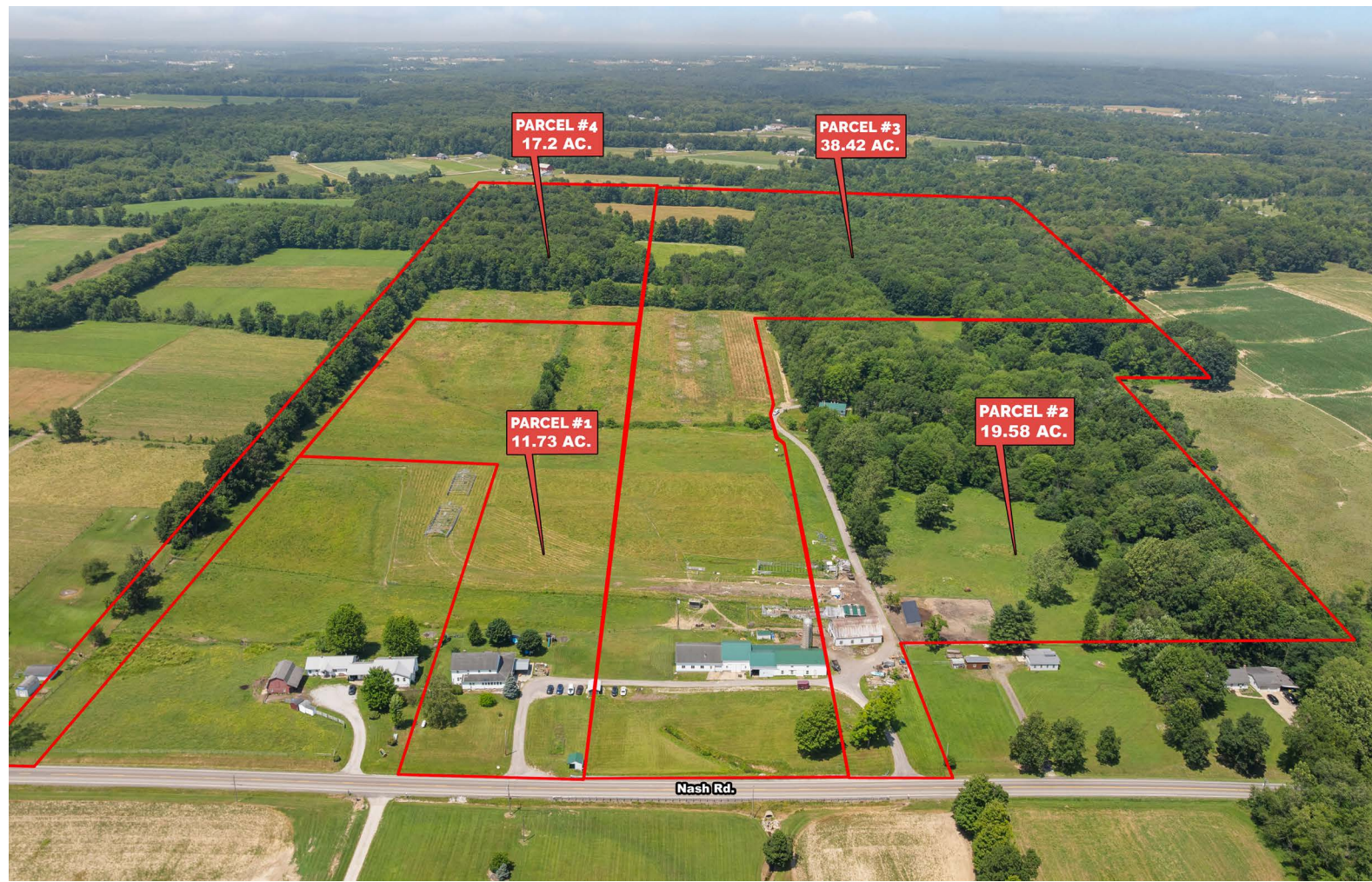
Scan for auction details, including directions.

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

Information is believed to be accurate but not guaranteed.
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Parcel #1:

16990 Nash Rd. – Farmhouse On 11.73 Acres: 214' road frontage. Beautifully remodeled country farmhouse. Home was built in 1969 and has approx. 4,160 sq. ft. Most everything was redone in the last 3-4 years. Lower-level walk out has a one-room apartment with full bath and large rear covered porch. Mostly unfinished basement with half bath, laundry/shower area, LP heat, wood burner, wood fired hot water tank, water softener and 200-amp electric service. Main level of the home has mudroom, full bath, large open oak kitchen, (LP & Elec. refrigerator and range) living room, laundry area, office, family room with wood stove and two bedrooms. Second level has 5 additional bedrooms with 1.5 baths. Home is on septic and well with a compressed air well pump. Complete with a wood storage shed, roadside farm market stand and plenty of pasture area.

Parcel #2:

17050 Nash Rd. – Farmhouse on 19.58 acres with 2 barns & maple syrup operation: 89' road frontage. Nice Amish style home tucked in the woods back off the road. Built in 1999, the main level has an oak kitchen, front porch, dining room, pantry, full bath and two bedrooms. The upper level has living room, kitchen, full bath, wood/coal stove and four bedrooms. The unfinished basement has wood stove, wood fired hot water heater, canning room and walk out access. This parcel has a water well, septic and NO electric service. Behind the house you have a 30' x 50' horse barn with 12 various size stalls, water hydrant and loft storage. The 22' x 46' Sugar House is located just out the driveway equipped with 2017 Evaporateurs Dallaire, Inc. maple syrup evaporator, wood fired with solar powered lights, sap tanks, pump house (400 gallon+ per year potential). All maple syrup equipment was installed in 2017. Out towards the road you have another livestock barn that is 32' x 52' that has 10 various size stalls, tack area and water hydrant. There are also 4 divided horse/livestock pastures through the woods.

Parcel #3:

38.42 acres of open & wooded land w/ 40' x 150' shop building: 215' road frontage. Building consists of 40' x 50' shop area, 30' x 40' butcher room, 48' x 57' equipment storage and 14' x 30' feed/storage area. No electric to this building but does have water hydrants and wood burner. Back in the woods you will find approx. 1,000+ soft maples already tubed and ready to go with plenty of tillable or pastureland. Ideal hideaway building sites.

Parcel #4:

17.2 acres vacant land: 60' road frontage. Ideal hideaway building parcel with tillable and wooded land. Approx. 750+ maple trees.

Auctioneers Note:

What a great opportunity to purchase this 86.93-acre farm in Middlefield, OH at absolute auction. The farm has been certified organic for the past 7 years. Farm will be offered separate and together selling the way that it brings the most money. Walk this land with permission only. Call Jeff Kiko at 330-206-1079 for viewing.

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:

The Yutzy Family

**Open House:
Wednesday
August 6, 2025,
4:00 PM**