



# ABSOLUTE AUCTION

SATURDAY, SEPTEMBER 13, 2025, 1:00 PM



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## EXCITING REAL ESTATE AUCTION

432 Acres Of Farm & Land

LIVE AUCTION WITH ONLINE BIDDING

### AUCTION HIGHLIGHTS

- Attn Farmers, Hunters, Landseekers
- Franklin Twp.
- Columbiana Co.
- Formerly Part Of Summitcrest Farms



REALTORS  
AUCTIONEERS  
ADVISORS

31842 ACKER RD.,  
KENSINGTON, OH 44427

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.



### FARM #1

140.75-acre farm with two-story home and farm office, and apartment, natural FA gas, 2.5 baths, central air. Good well and septic. (2) 40 X 80 pole barns. (1) 96 X 40 pole barn. 32 X 40 pole barn. All with good metal roofs and 6" gutters. 20 X 90 bull or cattle barn with auto waterers, concrete apron. 6 ring X 8' feed bin. 18,000 & 20,000 bu. Butler grain bins with aeration floors, 1 has dryer and stirall. (4) 2000 bu. bins with floors. Other misc. outbuildings. Pond. Good fence. Tillable and pastureland. Loads of frontage. Very scenic. Offered in 4 parcels and as unit, multi par.

Parcel #1-1. Corner tract. 29.6 acres with all buildings and home mentioned above.

Parcel #1-2. 17.7 acres with 659' frontage on Acker Rd. Rolling and scenic. 1/3 tillable balance pasture and woods.

Parcel #1-3. 23.4 acres with 873' frontage on Acker Rd. Pond, woods, pasture and farmland.

Parcel #1-4. 70.1 acres with over 3500' frontage on Acker Rd. & Smith Rd. Fenced. All pasture and tillable. You'll love this one!

### FARM #2

Adjoins Farm #1. 208.85 acres. Rolling and scenic. 2/3 tillable or pasture, balance wooded with timber. Older barn, water well, good fence. Fronts on Acker Rd., Lewis Rd., & Smith Rd. Over mile of total frontage. Offered in 9 parcels, multi par. 15.9 acres to 57 acres each. Gorgeous piece of land. Great home and mini farm sites. Divided as follow:

Parcel #2-1. 57.3 acres. Older barn, well, beautiful. Parcel #2-2, #2-3, & #2-4. 23 to 26 acres each, all with approx. 546' frontage each. Gently rolling and scenic. Nearly all tillable.

Parcel #2-5, #2-6, #2-7, #2-8, & #2-9. Approx. 15.9 acres each with 527' frontage each on Acker Rd. Wooded along road, open in rear, timber, very scenic.

### FARM #3

80.3 acres land on Emerick Rd. Just half mile north of Farm #1. Approx. 55% tillable balance wooded with timber and small creek and springhouse. Sells as one unit. Secluded and very scenic. Lake site.

### NOTE

Absolutely beautiful. Call for brochure and map or visit us on the web. Walk the land at your leisure. For questions on financing call Rusty. Gas & oil rights previously reserved. Buildings shown by appointment only or open house on Sat. Sept. 6, 1:00-4:00 PM.

### 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**  
Whitetail Land Acquisition LLC

