



AUCTION

LEADING THE INDUSTRY SINCE 1945

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SATURDAY – OCTOBER 14, 2023 – 10:30 AM

68.7 ACRES WITH FIXER-UPPER CENTURY FARMHOUSE
BANK BARN & OTHER OUTBUILDINGS – UNIQUE SETTING
MOSTLY WOODED WITH SILVER CREEK RUNNING THROUGH
LOADS OF NATURE & WILDLIFE

HIRAM TWP. – PORTAGE CO. – CRESTWOOD SCHOOLS
CLOSE TO HIRAM COLLEGE & NELSON LEDGE'S QUARRY PARK
GREAT LOCATION – ONLINE BIDDING AVAILABLE

ABSOLUTE AUCTION, All sells to highest bidder(s) on location:

7191 ST. RT. 305 (WAKEFIELD RD), HIRAM, OH 44234

Directions: Take Rt. 700 north of Routes 88 & 303 or south of Rt. 422 (Main Market Rd.) to Hiram and east on Rt. 305 to address.

Watch for KIKO signs.



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REAL ESTATE: 68.7 acres total with fixer-upper century farmhouse that has been gutted and ready for restoration. Solid foundation. Bank barn and other outbuildings. Mostly all wooded with Silver Creek winding through the land. Heavy timber has been harvested. Loads of nature and wildlife. Walking and riding paths throughout with tremendous views. Great location. Walk the land at your convenience. Divided as follow:

PARCEL #1: 15 acres with home, barn, and buildings. Mostly wooded. Approx. 200' frontage.

PARCEL #2: 53.6 acres. 95% wooded. Heavy timber has been harvested. Approx. 420' frontage. Silver Creek winding through. Loads of wildlife.

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: BASP LLC

