

ABSOLUTE AUCTION

SATURDAY, OCTOBER 18, 2025, 1:00 PM



LAND

Parcel #1



LIVE ONSITE WITH ONLINE BIDDING AVAILABLE

AUCTION HIGHLIGHTS

- 474+ Acre Farm & Land
- Two Sets Of Buildings Plus Beautiful Farmland & Mostly Fenced Pasture
- Creek, Woods, Lake Site
- Franklin Twp.
- Columbiana Co.
- Formerly Part of Summitcrest Farm
- Ideal For Livestock

OPEN HOUSE ON BUILDINGS: FRIDAY, OCTOBER 10, 2:00-4:00 PM OR BY APPOINTMENT

EXCITING REAL ESTATE AUCTION

Attn Farmers, Hunters,
Landseekers

14639 FINK RD.,
KENSINGTON, OH 44427

474+ ACRES DIVIDED AS FOLLOWS: MULTI PAR METHOD, SEPARATE AND TOGETHER.

PARCEL #1

88 acres located at 15225 Smith Rd. Located back long secluded drive. Century plus two-story frame house with good metal roof, three bedrooms, 1.5 baths, 1,566 sq. ft., wood siding, cut-stone foundation, FA gas, central air, water well, septic, free gas to home. Outbuildings include good T-shape bank barn with metal roof, T&G siding, good foundation, adaptable to any type of livestock. 96 X 96 pole barn, metal roof, concrete apron, drive thru, open to east. 96 X 16 covered bunk, concrete lot, (2) 16' older Stave silos, auto water. Land mostly all fenced with creek, buildings need some TLC, terrific setting.

PARCEL #2

Adjoins #1. 86.4 acres of vacant land, frontage on Emerick Rd., part wooded, mostly rolling scenic crop or pastureland with creek.

PARCEL #3

65.9 acres. Joins #1 & #2. Frontage on Fink Rd. and on Emerick Rd. Hideaway wooded hunting and nature tract both sides of the railroad. Nice building site off Fink Rd. Heavy timber has been select cut. Very secluded.

PARCEL #4

28.2 acres. Joins #2 & #5. Frontage on Emerick and Smith Rd. Pasture and woods. Possible pond site. Loads of frontage. Easily divided.

PARCEL #5

12 acres. Joins #1, #2, & #5. Frontage on Smith Rd. Mostly open fenced pasture, some woods.

PARCEL #6

Old Franklin brick school – Located 3rd St. & Nittany Dr. in village of Summitville, joins parcel #1. Wooded and open. 6300 sq. ft. school built in 1938. Been vacant for several years, would make good shop or garage, home, etc. Nice homesite. Old water well and septic. Check it out.

PARCEL #7

Located at 14639 Fink Rd. – approx. 15 acres with home and cattle barn with very good century three-bedroom home, vinyl siding, shingle roof, cut-stone foundation, kitchen, laundry, full bath, dining room, living room, family room on the main level. Three bedrooms up. FA gas, central air, 200 amp. Very good 50 X 64 metal roof and sided pole barn with fence paddock, set up for cattle, etc., pasture, creek. Check it out! Nice setting.

PARCEL #8

11.6 acres. Located on Fink Rd. Open field, pasture with creek.

PARCEL #9

36.8 acres. Located on Fink Rd. Open and wooded, winding creek, very scenic, great mini farm. Gorgeous setting.

PARCEL #10

76.8 acres. Nearly all usable farmland and pasture. Located on Fink Rd., scenic, loads of frontage, small creek, nice. High, rolling and scenic.

PARCEL #11

13.9 acres. Nearly all open farm or pastureland and very scenic.

PARCEL #12 & #13

10.9 acres and 11.5 acres. Nearly all tillable. Located on Fink Rd. Lays exceptionally nice overlooking valley.

PARCEL #14, #15, & #16

10.3 acres each. Located on Fink Rd. 3/4 tillable, winding creek in rear. Real nice.

PARCEL #17

11.7 acres. Located on Fink Rd. Corner tract. All tillable.

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



Scan for auction details, including directions.

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



FOR QUESTIONS ON FINANCING OR TERMS CALL
RUSTY. GAS AND OIL RIGHTS PREVIOUSLY RESERVED.

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



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REALTORS
AUCTIONEERS
ADVISORS

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