

ABSOLUTE AUCTION

SATURDAY, APRIL 6, 2024, 10:30 AM



LAND

LIVE AUCTION WITH ONLINE BIDDING

REAL ESTATE

65.39 acres of wooded land w/ road frontage on Cordova Rd. and easement access to the back NW corner from Cottage and Cortez Rd. Active gas & oil lease calls for free gas to landowner. Gas & oil rights and royalties are reserved by seller. Free gas to transfer, subject to lease of record. Land has nice elevation w/ loads of wildlife. Approx. 12'x14' pole construction cabin, nice trails, and paths throughout. Land recently surveyed. Carroll Co. parcel #25-0000737.000. Better take a look!

TERMS ON REAL ESTATE

15% 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 sold as an Entirety and not to be offered in separate parcels.

AUCTION BY ORDER OF
The Morrison Family

65+ ACRES HUNTING LAND

All Wooded W/ Small Cabin

APPROX. 9581 CORDOVA RD. SW,
BOWERSTON, OH 44695



GEORGE P. KIKO
AUCTIONEER/REALTOR®
330.418.1095
george@kikocompany.com



Scan for auction
details, including
directions.

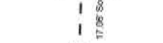
*Absolute Auction.
All sells to the
highest bidder on
location.*

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



The Basis of Bearing for this survey was based on Grid North (Ohio State Plane Coordinate System, North Zone, NAD 83) as determined from GPS observations made in March 2023 by David Bodo & Associates, Inc.



- References:**
 Deeds:
 Vol. 21, Page 559 : 1866 : Morrison to Roby
 Vol. 41, Page 197 : 1887 : Davis to Morrison
 O.R. 33, Page 32 : 2006 : Morrison to Morrison
 O.R. 86, Page 4584 : 2013 : Yoder to Yoder
 O.R. 135, Page 3281 : 2019 : Farnsworth to Newbrough
 O.R. : Page : 2023 : Morrison, et al to Morrison, et al
- Surveys:**
 Survey File No. 4718 : Miskimen : 1979
 Survey File No. 5032 : Miskimen : 1981
 Survey File No. 7283 : Starling : 1994
 Survey File No. 9659 : Claus : 2005
 Survey File No. 10261 : Wells : 2009
 Survey File No. 11750 : Bodo : 2022

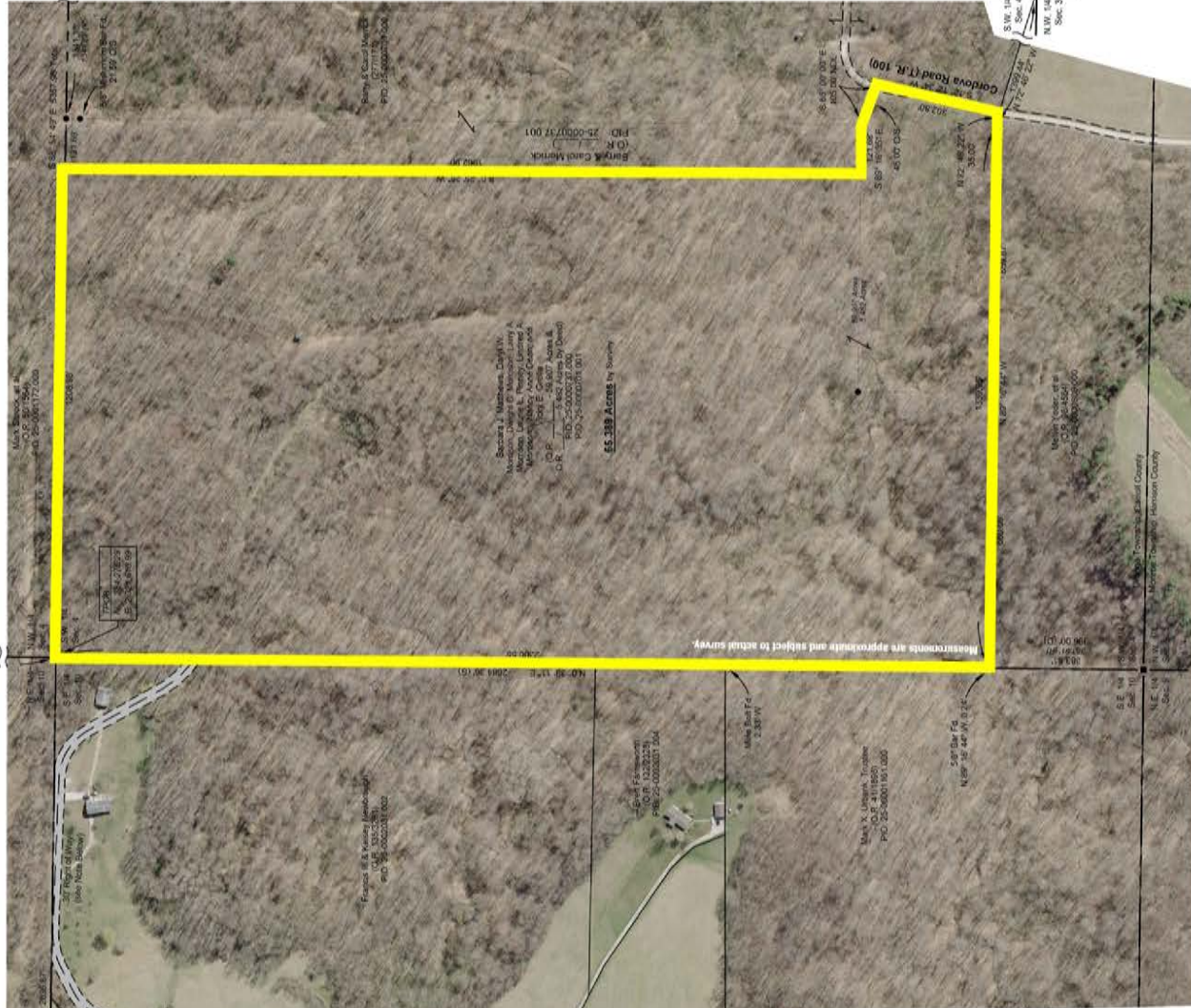
Legend

- Stone Found
- 5/8" Iron Bar Found (unless otherwise noted)
- Iron Pin Set or Cap
- (R) Record Distance
- (S) Set Distance
- (C) Dead Distance
- NCL New Division Line
- OS Other Distance



I hereby state that this plat of survey represents the minimum standards for boundary surveys in the State of Ohio as published in Chapter 4733-37 of the Ohio Administrative Code.

David J. Bodo Jr., P.S. 9239 Joseph D. Milano II, P.S. 8457
SURVEY PLAT FOR Daryl Morrison
 Part of the Southwest Quarter of Section 4, Township 14 of Range 7, Township of Orange, County of Carroll and State of Ohio
 OWNER: Barbara J. Matthews, Daryl W. Morrison, Dwight C. Morrison, Larry A. Morrison, Laurie L. Pinney, Lynette A. Morrison, Nancy Anne Dean, and Vicki E. Grella
 DEED: O.R. : Page and O.R. : Page
 DATE: April 28, 2023 JOB No. 20027
David Bodo & Associates, Inc.
 11555 State Route 5175, Toledo, Ohio 44885
 Carrolton, Ohio 44615 (330) 963-2300



Measurements are approximate and subject to actual survey.

IN THE COURT OF COMMON PLEAS CARROLL COUNTY, OHIO
 Helen E. Brennan et al vs. D. L. Marquardt, et al
 Judgment of the Court of Common Pleas, Carroll County, Ohio
 Description of a Right of Way Thirty (30.00) Feet in Width

Situated in the Township of Orange, County of Carroll and State of Ohio, thirty (30.00) feet in width over, upon and across 1071 acre tract heretofore conveyed to David Lee Marquardt by right of way being more fully described as follows: the southwest quarter of Section 10 and the east line, 348.66 feet from the northeast corner of said quarter section and said tract, following 23 courses:

- by a curve to the right having a radius of 241.17 feet, an arc distance of 191.80 feet;
- thence N 28° 24' 34" W, 273.56 feet;
- thence N 87° 02' 20" W, 273.56 feet;
- thence by a curve to the left having a radius of 195.18 feet, an arc distance of 97.79 feet;
- thence by a curve to the left having a radius of 143.96 feet, an arc distance of 548.87 feet;
- thence by a curve to the left having a radius of 125.04 feet, an arc distance of 77.75 feet;
- thence S 20° 20' 00" W, 185.69 feet;
- thence S 20° 20' 00" W, 185.69 feet;
- thence S 20° 20' 00" W, 185.69 feet;
- thence by a curve to the right having a radius of 103.04 feet, an arc distance of 185.66 feet;
- thence by a curve to the right having a radius of 133.23 feet, an arc distance of 122.56 feet;
- thence S 22° 47' 00" W, 81.15 feet;
- thence S 22° 47' 00" W, 81.15 feet;
- thence S 20° 47' 00" W, 38.87 feet;
- thence by a curve to the right having a radius of 177.88 feet, an arc distance of 45.87 feet;
- thence by a curve to the right having a radius of 581.90 feet, an arc distance of 99.76 feet;
- thence S 30° 00' 00" W, 38.87 feet;
- thence S 30° 00' 00" W, 38.87 feet;
- thence by a curve to the right having a radius of 483.38 feet, an arc distance of 188.89 feet;
- thence by a curve to the right having a radius of 163.39 feet, an arc distance of 48.54 feet;
- thence by a curve to the right having a radius of 91.18 feet, an arc distance of 48.80 feet;
- thence by a curve to the right having a radius of 73.30 feet, an arc distance of 48.19 feet;
- and across S 90° 00' 00" W, 30.00 feet to an iron pin and a distance of Township Road # 101 (Cortage Road) at the termination of said thirty (30.00) feet right-of-way.