



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**SATURDAY – MAY 27, 2023 – 10:30 AM**

## Albert Belle Legacy LLC

EXCITING TRACT OF REAL ESTATE

20+ ACRES OF VACANT LAND WITH LAKE FRONTAGE ON  
BERLIN LAKE – DEERFIELD TWP. – PORTAGE CO.

FAMILY OWNED FOR YEARS - OFFERED IN THREE PARCELS ALL  
WITH LAKE FRONTAGE & AS ONE UNIT, MULTI PAR SELLING  
THE WAY IT BRINGS THE MOST – NO ZONING  
FAMILY OWNED BEFORE LAKE WAS BUILT  
ONLINE BIDDING AVAILABLE

Absolute auction, all sells to the highest bidders on location:

**CORNER OF LEFFINGWELL RD. & HARTZELL RD.,  
NORTH BENTON, OH 44449**

Directions: Near Dutch Harbor. Take Rt. 224 east of Deerfield to Bedell Rd. and south to Leffingwell Rd. and west to sale or Hartzell Rd.  
north of Rt. 14. Watch for KIKO signs.



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

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**Parcel #1** – 10.7 acres – corner tract – Hartzell & Leffingwell Rd. – lake frontage

**Parcel #2** – 6.8 acres – mostly wooded. Fronts on Leffingwell Rd., Gallagher Rd., Kevin Rd., & Youngstown Ave. with nice woods, lots of lake frontage. You'll love this one!

**Parcel #3** – 4.8 acres – Hartzell & Jeffrey Dr. with lake frontage. 20 lots plus acreage.

**NOTE:** All 3 parcels own into water.

Call for map or visit us on website. Walk the land at your leisure.

**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.



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