



2722 Fulton Dr. NW, Canton, OH 44718
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WEDNESDAY - AUGUST 18, 2021 - 5:00 PM

62-ACRE FARM WITH CLEAN FARMHOUSE

STREAM - WOODS - FIELDS
TRACTORS - MOWERS - TOOLS - ANTIQUES
FURNITURE



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AUCTION

LEADING THE INDUSTRY SINCE 1945

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62-Acre Farm With Clean Farmhouse

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Malvern, OH

Online Bidding Available On The Real Estate

ABSOLUTE AUCTION, All sells to highest bidder(s). Location:

3009 Alliance Rd. NW, Malvern, OH 44644

Directions: From Malvern go east on SR 183 or from Minerva go west on SR 183 to auction. Watch for KIKO signs.



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This 62-acre farm has a quiet setting and sits back with long level lane. Featuring a clean 2-story home built in 1882 with 4 bedrooms, 1.5 baths, family room with wood burner fireplace, formal living room and dining room, office area, oak kitchen with tile counters and appliances. Walkout basement with shower area and laundry area. Rear enclosed porch entrance and large front covered front porch. Attached 2-car garage, brick rear patio with gazebo, and kennel. Home is heated with gas from oil well, plus wood burner backup. Additional mobile home on-site with 2-car detached garage. Bank barn with metal roof, water, electric, and feedlot area with feed bunk. Plus, metal pole building for equipment storage with additional large 2-bay open sided addition. Family owned for many years with cattle and crops. Multiple level open fields, woods, and large stream through the property. Brown Township, Carroll County. No zoning. Hunting, fishing, and wonderful setting. Current real estate taxes are \$3,560 per year, under CAUV Agriculture. Parcel #03-0002428.000, #03-0002429.000, #03-0002013.000. Home open for inspections on auction day at 3:00 PM, plan to attend!



EQUIPMENT: 2015 New Holland tractor with 4,328 hours - Case International 3220 diesel tractor type 13220, with Buhler 495 loader - Kubota GR 2120 lawn tractor with bagger Glide Steer with 209 hours, 6 yrs. old - Kubota RX 2660 Xtra Power 4WD, PTO, 10-12 years old - JD L130 automatic gas lawn tractor - 6' Brush Hog - Woods 5' Brush Hog - 6' and 5' 3pt blades - 2001 Polaris 4x4 Scrambler ATV - 14' new utility tandem-axle landscape trailer - Cub Cadet Electric Golf Cart, four seat - Hay wagon - Huskee rototiller - Stihl power tools, blower, limb lopper, weed wacker - chainsaws - Yamaha generator - 2 power washers - wheelbarrows - Troy-Bilt push mower - ladders - 2 floor-model Craftsman tool chests - power hand tools - air compressor - yard tools and hardware - scrap iron pile.

COLLECTIBLES: Pitcher pump - farm items - crocks - oak treadle sewing machine - large assortment of collector baskets - Precious Moments - Beanie Babies - miniature tractors and boxed toys - Bachman train sets - Dept. 56 Christmas.

FURNITURE - HOUSEHOLD: Tropic Sea Spa 6-person hot tub - Harvest oak dining table with 4 chairs, server and china hutch - oak king size bed and dresser with mirror - Howard Miller large grandfather clock - Whirlpool chest freezer - Whirlpool Duet washer, LG electric dryer - Frigidaire upright freezer - living room furniture - Pfaltzgraff dishes - kitchen items - loads of nice bedding - baskets - Pampered Chef cooking items - Pro Form treadmill, exercise bike - kitchen island base with Corian countertop, matching server - dining table with 4 chairs - bedding - loads of Christmas items - camping items - camp stoves - coolers - smoker - new Coleman camp grill - fishing tackle - porch furniture - swing - lawn and gardening items - oak rocker - TVs - DVDs - (2) firewood holders - turkey fryer - above ground aluminum 24' round pool with decking, ladder and pump equipment.

AUCTIONEER'S NOTE: Very clean and well-maintained items. We will sell with 2 auctioneers, so bring a friend. Collectibles and hand tools at 5:00 PM, real estate at 6:00 PM, followed by large equipment.

TERMS ON REAL ESTATE: 20% 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.

TERMS ON CHATTELS: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard accepted. 4% buyer's premium on all sales, 4% waived for cash or check when paid sale day. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

AUCTION BY ORDER OF: Sharalynn Untch

