




AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

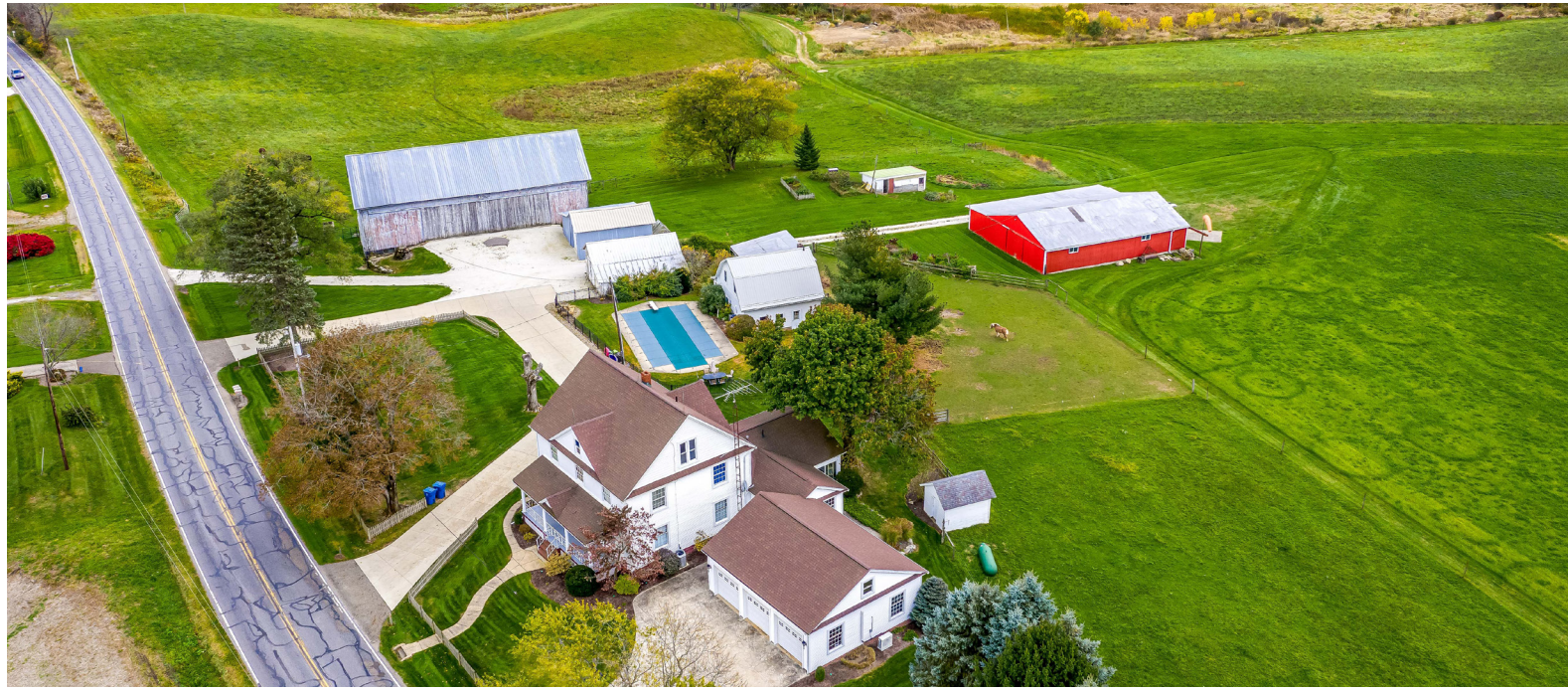
SATURDAY - DECEMBER 4, 2021 - 10:30 AM
REAL ESTATE SELLS AT 12:00 PM

119-Acre Farm

EXCITING REAL ESTATE OPPORTUNITY

To Be Offered In 8 Parcels - Productive Cropland - Development Potential
 Hobby Farm Parcels - 5-Bedroom Farmhouse
 Inground Pool - Airstrip - Hangar - Bank Barn
 Plain Twp. - Stark County - Plain Local School District
 Online Bidding Available On The Real Estate
 Also Selling: Tractors - Lincoln MKX - Firearms - Collectibles

Absolute auction, all sells to the highest bidders. Location:
3656 WERNER CHURCH RD. NE, CANTON, OH 44721
 Directions: From North Main St. in North Canton take Applegrove St. east to Middlebranch Ave., then continue east onto Werner Church Rd. to auction OR from State St. east of RT 43 and west of RT 44 take Werner Church Rd. west to auction. Watch for KIKO signs.



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



Auctioneer/Realtor®
PETER R. KIKO SR.
 330-705-5996
 peter@kikocompany.com



Auctioneer/Realtor®
KRISTEN KIKO
 330-234-7110
 kristen@kikocompany.com



Auctioneer/Realtor®
PETE KIKO JR.
 330-749-7898
 pkiko@kikocompany.com



Apprentice Auctioneer/Realtor®
JACOB WHITACRE
 330-417-9123
 jwhitacre@kikocompany.com



Realtor®
GABE COZY
 330-316-8229
 gcozy@kikocompany.com

OPEN HOUSE: SATURDAY - NOVEMBER 27, 2021 - 2:00-4:00 PM

REAL ESTATE: Features 119 acres gently rolling land. Majority open farmland, balance pasture and natural marsh land. All mineral rights including gas/oil rights transfer. Improvements include a timeless farmhouse featuring formal dining room, formal living room, foyer with open staircase, family room, office, and country style eat-in kitchen with solid cherry cabinetry. Enclosed porch with view of the farm. Full bath, large laundry room, and attached finished and heated 3-car garage. 5 bedrooms and full bath up, plus walkup attic. Full basement, gas heat, free gas per lease, LP gas heat backup, and central AC. Also included is the 2-bedroom poolside cottage and 40x64 pole barn/airplane hangar with lean-to addition. Authentic bank barn adaptable to a multitude of uses including livestock, family parties, or just plain storage, you decide! 3 other small farm sheds. Ideal place to call home. Same owner for over 50 years! Better take a look!

FARM TO BE OFFERED AS FOLLOWS:

- PARCEL #1:** Approx. 7.9-acre hobby farm. Home, barns, pool, and hangar. Approx. 923 ft. frontage.
- PARCEL #2:** Approx. 71.9 acres vacant land. Airstrip, development potential. Approx. 55 ft. frontage.
- PARCEL #3:** Approx. 5 acres vacant land. 525 ft. frontage.
- PARCEL #4:** Approx. 9.2 acres pastureland and pine tree grove. 722 ft. frontage.
- PARCEL #5:** 7.3 acres with stately trees and creek. 350 ft. frontage.
- PARCEL #6:** Approx. 5.9 acres vacant land. 297 ft. frontage.
- PARCEL #7:** Approx. 5.9 acres vacant land. 343 ft. frontage.
- PARCEL #8:** Approx. 5.9 acres vacant land. 422 ft. frontage.

Parcels will be offered bidder's choice through the multi-par system and parcels #1 through #4 will be offered as an entirety and will be sold the way it brings the most. Land is a good investment you can enjoy. Bank financing available to qualified bidders. Many potential future homesites. Walk land over at your convenience. See you on the 4th!

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.

EQUIP. - AUTOS - TOOLS: 1-owner Kubota M4070 w/ LA 1153 Loader, MFWD, 486 hrs., Shuttle shift, 8 speed, 2 Aux Hydr., Quick Tach Bucket - 2015 Lincoln MKX AWD, Leather Loaded, 3.7L, 55,300 miles, Vin #2LMDJ8JK2FBL26676 - Yamaha G29 Golf Cart, 2 Row, Gas - Rhino TS12 Batwing Rotary Mower, 12 ft., Stump Jumper, Hydr. Lift/Fold - E-Z-Go RXV Custom Golf Cart, 2 Row, 48v Electric, New Batteries, Upgraded Transmission - Quick Tach Pallet Forks - Pequea 510es Feeder on Skids - MF 1085, New tires, Clutch, Cab Interior, 2 Aux Hydr. - MF 265, 1 Aux Hydr., New Starter - JD F1145 Mower, Diesel, 72" Deck, Low Hours - New Idea 217 Manure Spreader, Triple Beater, Wide Spread, 540 PTO - Mayrath Grain Elevator, 25 ft. - Mini Carnival Car, Gas, needs work - Toro Powermax 826LE Snow Blower - (2) Toro 16" Snow Blower - Agrifab Yard Cart - Toro Self-Propelled Push Mower - (2) Shindaiwa Backpack Blower - Sears 12" Wood Lathe - Scaffolding - Pittsburg 10Ton A-Frame w/ Electric Hoist - Willard Belt Lathe - 5" vise - Bench Grinder - Portable Air Compressor - Yard tools - Bolt Bins - Old Open Cows, 2 Black Angus, 1 Hereford - Fencing Supplies, Wire fence - Galv. Water Trough - Aluminum John Boat w/ 9HP Motor - Generac GP7500E port. gas generator.

FIREARMS: Rifles: Winchester mod. 1892, 25/20 cal. - Win. mod. 94, 45 Colt (Limited Edition Hopalong Cassidy 26 of 300) - Win. mod 94, 30/30 cal. w/ scope - Win. mod. 70, 30.06 cal. w/ scope - Rem. mod. 6, 22 cal. - Win. mod. 04, 22 cal. - 1/2 stock BP 38 cal. Shotguns: Rem. mod. 1100 Skeet, 12 ga. - H&R mod. Topper 48, 20 ga. - Win. mod. 20, 410 ga. - H&R mod. SB, 20 ga. w/ scope - BP 410 ga. Handguns: Colt Derringer 22 short - S&W mod. M&P 38 cal. - Ruger mod. Bearcat, 22 cal. - Colt mod. Police Positive 32 cal. - Iver Johnson mod. 55 Cadet, 22 cal. - FIE Panzer 22 cal. - Forehand & Wadsworth top break 32 cal.

FURNITURE - ANTIQUES - HH: Outdoor Patio Set - An. Corn Jabber - Wicker Loveseat & Chairs - (20) Lladro Figurines - Oak Table & Chairs - Wall Clock - Vintage Hall Trees - Kitchenware - Full Size Bed - (3) Ant. Hutches - Glider Rocker - Upholstered Couch & Loveseat - La-Z-Boy Recliner - Samsung 55" Flatscreen - Duck, Fish Mounts - Vint. Engraved Desk - Oriental Rug - Rudolph Wurlitzer Upright Piano - (2) Victorian Marble-Top Lamp side Tables - Stand Up Paddle Board - Toboggan - Adirondack Chairs - Spalding Basketball Hoop - Cold Brands - Oak Coffee Table - Corner China Cabinet - Loads Of Antique Figurines - Home Decor - King Bedroom Suite - Bookshelf - Costume Jewelry - Dollhouse - Massage Folding Table - Christmas Decor - Kenmore Upright Frostless Freezer - Diebold Safe - Ceramic Christmas Tree - Big Game Pinball Machine - Reloading Equipment - RIDGID Shop Vac - Vintage Chalkboard - Glassware - EdenPURE Heater - Small Kitchen Appliances - Buzz Around Mobility Chair - Vint. Train Set - Anything Could Turn Up!!

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. Firearms buyers must be an Ohio resident, 21 years of age to purchase a handgun and 18 years of age to purchase a long gun. Buyer will be required to fill out firearm buyer information paperwork at pickup.

AUCTION BY ORDER OF: Patricia A. Kiko Family Trust

