



AUCTION

LEADING THE INDUSTRY SINCE 1945

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SATURDAY - AUGUST 20, 2022 - 10:00 AM
REAL ESTATE SELLS AT 11:00 AM

12.5 Acres Commercial
Offered In 3 Parcels - 2 Homes
32x80 Shop Bldg. - Bank Barn - Free Gas
Sewer/Water/Gas

JACKSON TWP. - STARK CO.

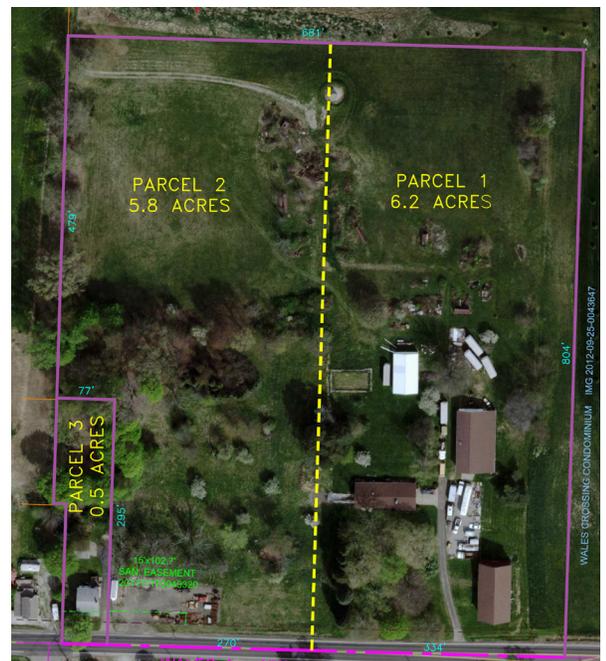
Also Selling: Farm Related Items, Parts & Misc.- Equipment – Go-Cart

ON-SITE AUCTION WITH ONLINE BIDDING AVAILABLE ON REAL ESTATE

ABSOLUTE AUCTION, all sells to the highest bidders. Location:

7192 Wales Ave. NW, North Canton, OH 44720

Directions: From I-77 in North Canton, OH take Portage St. exit, head west to SR-241/Wales Ave. NW then north to auction.



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

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REAL ESTATE: This property has been owned by the Hixon family for over 60 years. Real estate features 12.5 acres gently rolling land. Front 500ft in depth is zoned B-3 Business/Commercial balance zoned Residential. Public utilities including sewer, water, and gas available at the street. Improvements include an all brick 1960 ranch style home featuring 3 bedrooms, two full baths, and full walk-out basement. 100,000 CF free gas for heating per year. 32x80 drive-thru shop building, built in 2008, with 14ft high overhead doors, 6-inch-thick concrete floors, and natural gas heat. 30x50 3-bay block garage and an authentic bank barn adaptable to a multitude of uses or sell for timber salvage. The second home located on the NW corner of the property is a handyman special two-story home previously used as a duplex and detached garage. Having dual zoning makes this ideal for a home-based business, new business, or simply a land bank investment. You decide! Stark Co. parcel #10002274 and #1601191.



REAL ESTATE TO BE OFFERED AS FOLLOWS:

PARCEL #1: 7192 Wales Ave. NW - 6.2 acres, 334ft frontage, ranch home, shops, bank barn, zoned B-3 and RR, public utilities.

PARCEL #2: 5.8 acres vacant land, 270ft frontage, small parking lot in front, balance park-like setting, utilities at street.

PARCEL #3: 7266 Wales Ave. NW - Two-story handyman special duplex home and detached garage all on half acre lot, zoned B-3 commercial business.

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.

FARM ITEMS: Long Agribusiness disk mower - John Deere ground driven hay rake - G.H. Grimm PTO driven hay tedder - Claas ROLLANT 34 4x4 round hay baler - Corn or grain conveyor - 1995 White GMC single axle semi-tractor, 10 speed, N-14 Cummins, fuel problem - 28ft SS semi box van trailer - 30 gal. gas powered air compressor - Onan 45 KW nat. gas or gasoline generator - flatbed semi-trailer with permanent dolly - semi fifth wheel - vintage Maytag wringer washers - 70in Road King sleeper - misc. fuel tanks - old Van Brunt grain drill - semi tires and rims - old flail chopper - wash tubs - push mowers - old wheel horse lawn tractor - paint pot - electric motors - cement mixer - (3) underground fuel tanks - milk cans - wooden livestock ramp - cultivator - grain cleaner - overhead furnace - scrap iron - (12) 4x4 1st cut round bales - several misc. items not mentioned! Anything can turn up!

TERMS ON CHATELS: 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: James C. and Carmencita A. Hixon



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