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# AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

**THURSDAY - SEPTEMBER 8, 2022 – 5:00 PM**

**REAL ESTATE SELLS FIRST**

## Vincent POA Auction

QUALITY SECLUDED 1-OWNER BRICK RANCH HOME ON 40 ACRES

Sold In 5 Parcels - No Zoning - Paris Twp.- Minerva Schools - Stark County

Online Bidding Available On The Real Estate - Furniture - Household - Collectibles

Absolute auction, all sells to the highest bidder. Location:

**2265 BAIRD AVE. NE, PARIS, OH 44669**

Directions: From East Canton take SR 172 east or west of SR 183 to Baird Ave. then north to auction. Watch for KIKO signs.



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

**800-533-5456 | kikoauctions.com**



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**REAL ESTATE:** Features 40 acres with quality 1-owner brick ranch home with open floor plan nestled in woods offering seclusion. Home built in 1996 with 2,426 SF, beautiful kitchen w/ oak cabinets, bar and center island, pantry and appliances, open to dining room, living room w/ wood-burning fireplace, 3 bedrooms, 2 full baths, 3-seasons room, laundry, and deck on main level. Full divided 13-course basement, full bath, insulated outside walls, Geothermal heat & air w/ electronic filter, glass-block windows, 200-amp breaker, drill well w/ softener, septic, attic insulation, chair lift, security system, central vac, attached 2-car garage, and 10'x20' storage barn. 24'x40 building w/ lean-to and workshop. All mineral rights and royalties transfer with parcels.

**PROPERTY OFFERED AS FOLLOWS:**

- PARCEL #1:** Home on 8.94 acres with 396' frontage on Baird Ave.
- PARCEL #2:** 6.1 acres open land with outbuildings and 1,070' frontage on Baird Ave.
- PARCEL #3:** 9.8 acres of open land with 882' frontage on Baird Ave. and possible lake site.
- PARCEL #4:** 6.8 acres of open land, corner lot with 177' of frontage on Baird Ave. and 823' on Rummell Rd.
- PARCEL # 5:** 9.1 acres of open land with 479' of frontage on Rummell Rd.

**OPEN HOUSE: SUNDAY - SEPTEMBER 4, 2022 - 1:00-3:00 PM**

**AUCTIONEER'S NOTE:** Parcel # 1 sold first, then parcels 2, 3, 4, and 5 are located across the road. Rolling and scenic land. Sold by the acre, bidder's choice, not offered as a whole. Auction location on parcel #2. Call John, 330-418-4963, for more information and how to buy.

**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 Separate Parcels, Bidder's Choice, and not to be offered as an Entirety.

**TOOLS - FURNITURE - HOUSEHOLD:** Craftsman VT 3000 lawn tractor - Troy-Bilt 2410 snow blower - Oak ext. table w/ 6 chairs, small curio & round end stand - Daneker "The Orleans" grandfather clock, triple weight - modern Victorian style bed & dresser - Rattan sofa & chairs - rocker - sofa recliner - marble-top stand - Leather theater style recliner - wood benches - recliners - twin beds - water bed frame - hanging lamp (Grist Mill oil drip) - end stands - patio table - entertainment cabinet - glassware - cups & saucers - flat-screen TV - decorators - Christmas items - usual kitchen items - figurines - books - air tank - hand tools - sled - ladder - lawn cart - wheelbarrow - dolly - 8' drag disc - 3pt drag - single-axle trailer and more.

**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:** Kevin Vincent, POA for Walter Vincent

