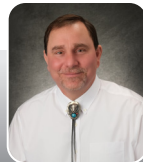




2722 Fulton Dr. NW, Canton, OH 44718  
kikoauctions.com

**SATURDAY - JULY 1, 2023 - 10:30 AM**

**36 ACRES WOODED  
TWO PARCELS  
QUALITY HOME OVERLOOKING  
2-ACRE LAKE  
HORSE BARN/SHOP  
9-ACRE PASTURE**



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



# AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

**SATURDAY - JULY 1, 2023 - 10:30 AM  
REAL ESTATE SELLS AT 11:00 AM**

**36 Acres Wooded In Two Parcels  
Quality Home Overlooking 2-Acre Lake  
Horse Barn/Shop – 9-Acre Pasture  
Ideal Place To Call Home Or Family Retreat  
10 Minutes South Of Dover/New Philadelphia  
SALEM TWP. - TUSCARAWAS CO. - NEWCOMERSTOWN SD**  
Also Selling: UTV, Compact Loader Tractor, ATV, Equip., Misc.

LIVE AUCTION WITH ONLINE BIDDING AVAILABLE ON REAL ESTATE

SELLERS RELOCATING FOR JOB TRANSFER. ABSOLUTE AUCTION, ALL SELLS TO THE HIGHEST BIDDER ON LOCATION:  
**6167 Harmony Valley Rd., Newcomerstown, OH 43832**

Directions: From I-77, just 7 min. south of New Philadelphia, OH, take exit 73 towards Stone Creek/County Rd. 53. Turn right onto OH-751 S, left onto Stonecreek Rd. SW for 3 miles then right onto Harmony Valley Rd. SW for .7 miles to auction. Watch for KIKO signs.



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





REAL ESTATE features 36 acres gently rolling land, majority wooded including a 9-acre pasture. This well-maintained, updated home sits nestled against the woods overlooking the 2-acre stocked lake. The main floor features a spacious, gourmet white kitchen remodeled in 2017, new stainless steel appliances and large walk-in pantry. Living room with wood burning fireplace and large windows with views of the lake. Two bedrooms, one full bathroom, mudroom with half bath and laundry room complete the main floor. The second story features three bedrooms including a master bedroom with private bathroom and third full bath. Each room has extra-large closets and ample storage throughout the home! Two-car attached garage with storage room. 24x48 horse barn or shop with concrete floor plus 14x75 concrete RV pad. Park like setting with hardwoods perfect for hunting. 9 acres of pasture for horses, goats, or livestock. Walnut trees, fishing dock, this property truly has it all! This might just be a once in a lifetime property you've been searching for! All minerals owned by seller to transfer.

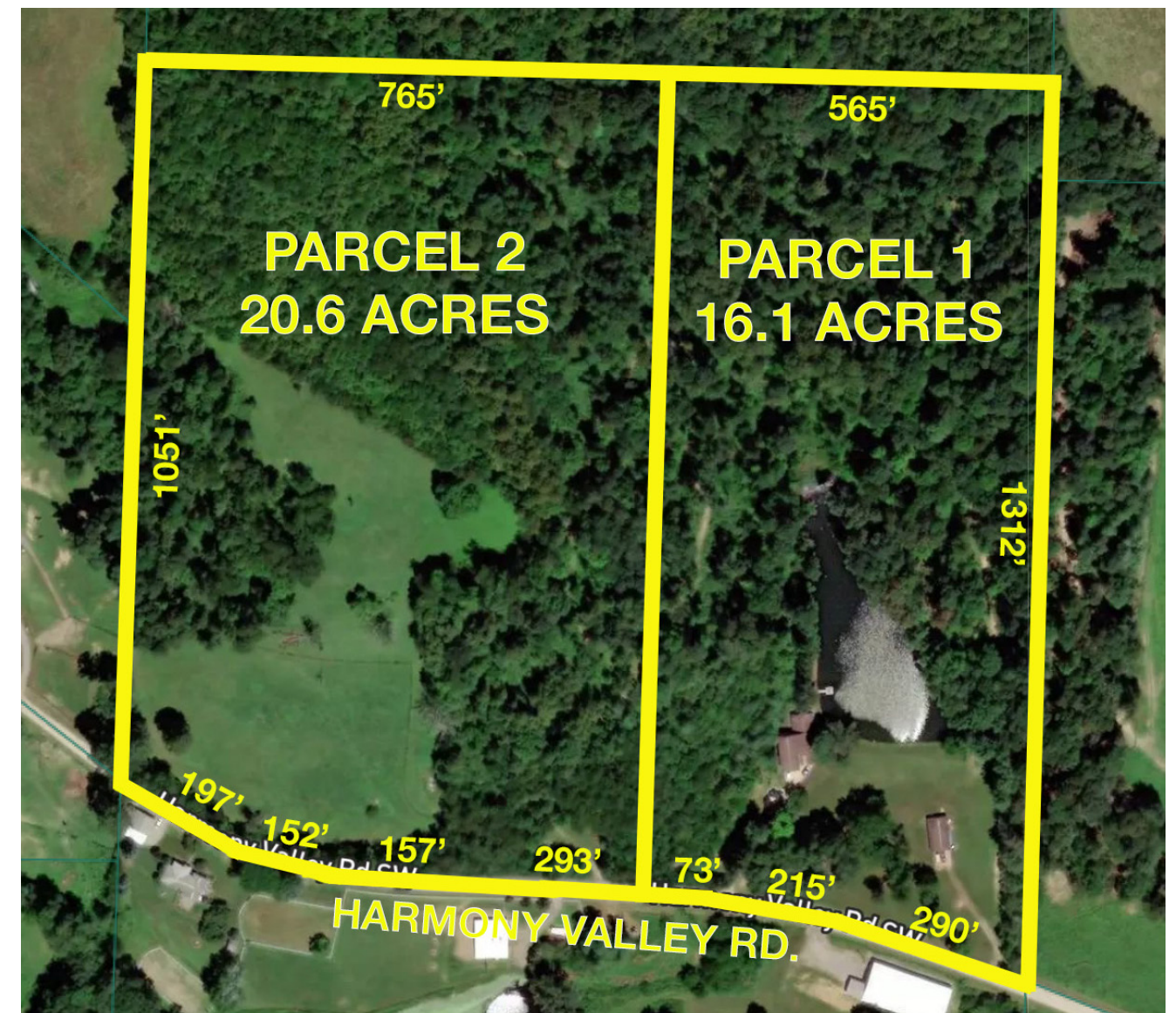
**PROPERTY TO BE OFFERED AS FOLLOWS:**

PARCEL #1: 16 acres with home, lake, & horse barn. Mostly wooded. 560 ft. frontage.

PARCEL #2: 20 acres majority wooded. Approx. 9 acres pasture. Hunting blind. 820 ft. frontage.

NOTE: Parcels will be offered separate then together through the multi-par system. Bank financing available to qualified bidders. Call auctioneer for details on how to use your current home to buy this one!

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.



**OPEN HOUSES:**  
**SATURDAY - JUNE 24, 2023**  
**1:00-3:00 PM AND**  
**MONDAY - JUNE 26, 2023**  
**4:30-6:00 PM**



**EQUIPMENT - TOOLS - MISC.:** 2017 Bad Boy Stampede 900 UTV, 4x4, EPS, winch, aluminum rims, Reese hitch, extended cab with soft enclosure, approx. 3,900 miles – Ford 1520 tractor, diesel 4x4, turf tires, HST, 60" belly mower, front end loader, 3pt., PTO, approx. 1,564 hours – 2013 Arctic Cat 500 4-wheeler, 4x4, auto., approx. 2,074 actual miles, with snow plow – Power King 34 ton max force gas log splitter – King Kutter 3pt. 4ft. Rototiller – Billy Goat blower, 9 hp, Subaru gas motor – Generac GP5000 gas generator, 20 hrs. – pull type yard cart – fertilizer spreader – set of 26" ATV tires and rims – 4ft. lawn roller pull type – 5ft. Land Pride 3pt. rear blade – King Kutter brush hog, 4ft., 3pt. – Craftsman 12" bandsaw – 16 spd. floor model drill press – 5 HP 25-gal. air compressor – 3pt. counterweight – cast iron Franklin heat stove – Craftsman 10" radial arm saw – Grizzly model #G1014Z combo sander – kerosene heater – aluminum box for trailer – large set log tongs – tree stands – climbing sticks – stainless steel gas grill – antique rocking chair – misc. furniture – misc. items not mentioned.

**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:** Mark and Darcy Sanders

