



2722 Fulton Dr. NW, Canton, OH 44718  
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**SATURDAY - JULY 24, 2021 - 10:30 AM**

## 98.25-ACRE FARM OFFERED IN 2 PARCELS

Rolling Open And Wooded Land – Pond – Streams  
Minerals Transfer  
Tractor – Farm Equipment – Collectibles – Household  
Freedom Twp. - Garfield Local Schools  
Portage County, Ohio



Auctioneer/Realtor®  
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# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

Realtors • Auctioneers • Advisors

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## “Visocan Auction”

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Live On-site And Online Bidding Available On Real Estate  
Chattels Sold On-Site Only

ABSOLUTE AUCTION, All sells to highest bidders. Location:

**8009 SR 303 Windham, OH 44288**

Directions: Located northeast of Ravenna. Take SR 88 north to SR 303 and east to auction or southeast of Cleveland take I-80 to Rt 44 exit, south to Rt 303 and east to auction. Watch for KIKO signs.



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**REAL ESTATE:** Nice all-around farm with rolling open and wooded land. Approx. 50% open/tillable and 50% wooded with streams and pond with wildlife. Suitable to most all livestock. Oil and gas interest to transfer. Offered in parcels and as an entirety. Parcel #1: home and buildings will be open auction day. Parcel #2: walk the land at your convenience. Contact auctioneer for more information or help with financing.

**Parcel #1:** Approx. 22.9 acres w/ century farm home, bank barn, and outbuilding. Home with front covered porch entrance. Family room with wood burning fireplace, living room w/ built-in bookcase, kitchen w/ refrigerator, range, walk-in pantry, and door to enclosed back porch. Large first floor laundry room w/ washer and dryer, first floor bedroom with walk-in closet, bath w/ shower and double sinks. 2 bedrooms up. Partial walkout basement with 200-amp elec. Oil hot water heat, can convert back to natural gas. Wood burner stove. Water softener is a rental. Home well maintained over the years. Bank barn 36’ x 50’ with silo. All-purpose pole building 32’x 64’. Approx. 730 ft frontage.

**Parcel #2:** Approx. 75.3 acres rolling, open and wooded land with pond, streams, wildlife and nature. Approx. 590 ft frontage.

**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.

**COLLECTIBLES - HOUSEHOLD:** Delft plates – China Service Set – Hummels –Small Grindstone Wheel - Usual Kitchen Items – Wooden Puzzles And Games – Linens - Syrian Mosaic Stack Tables – Books – Metal Porch Glider – Child’s Sled - Maple Dining Table W/ Leaf And (4) Arrow Back Chairs - E.A. 4 Pc. Bedroom Suite W/ King Bed, Dresser W/ Mirror, Chest Of Drawers And End Table – Dep. China Cupboard - (2) Maple Full Size Beds – Single Bed – Children’s 4-Drawer Dresser – Hall Tree – Oak Chairs – Organ Stool W/ Ball & Claw Feet – Early Glass Door Front Cupboard W/ Carved Trim – Dep. Slant Top Secretary W/ Curved Glass Bookcase Side And Mirror Top Back – Loveseat – Tan Leather Rocker Recliner – (2) Matching Burgundy Recliners – 26” Flatscreen Sony TV – End Tables – Amana Chest Freezer – Desk Floor Heater - Vacuums – Fans – Cedar Chest – Settee W/ Carved Back – Window Air Conditioner – Canning Jars

**GUNS:** Winchester Model 1200 20 Ga. Pump – Marlin Glenfield Model 60 Semi Auto Rifle .22 Cal Long - Standard M48 Harrington Richards Single Shot 12 Ga. Shotgun. Guns will be in storage until auction day.

**TRACTOR – FARM EQUIPMENT:** Massy Ferguson 135 Diesel Tractor – Ford 101 3pt 2 Bottom Plow – 3pt 6’ Rotary Mower – 3pt Blade - Front Blade – 3pt Log Splitter – Lawn Roller - TroyBilt 7550 Watt Generator – Stihl 041 AV Chainsaw – Older Tiller – Misc. Hand Tools, Wrenches (Include Elec.) - Lawn And Garden Tools - Hardware – Tarps – Alum. Ladders – Misc. Farm Gates – Firewood - Cub Cadet Riding Mower For Parts – Etc.

**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. No shipping of firearms.

**Real Estate Auction By Order Of:** The Elizabeth Visocan Trust  
**Chattels Auction By Order Of:** Elizabeth Visocan

