



AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

**SATURDAY - APRIL 9, 2022 - 11:30 AM
REAL ESTATE SELLS AT 12:00 PM**

**The Marvin E. Hardgrove Estate
14-Acre Hideaway - Custom-Built Home
68x96 Shop Building - Stocked Small Lake
Wooded And Open Land
LAWRENCE TWP. - STARK CO. - NORTHWEST LSD**

**On-Site Auction With Online Bidding Available On Real Estate Only
Also Selling: Zero-Turn Mower, Tools, Household, Misc.**

All sells to settle the estate. **LOCATION:**

5551 Manchester Ave. NW, North Lawrence, OH 44666

Directions: 2 miles south of Canal Fulton, OH on SR-93 or 5 miles north on SR-93 from Lincoln Way E/OH-172. Watch for KIKO signs.

OPEN HOUSE: MONDAY - APRIL 4, 2022 - 4:30-6:00 PM



REAL ESTATE: This rustic, one-owner, custom-built home has tons of natural light and views of the private lake from each room. Built in 1989 with over 2,000 SF, the home features a living room with vaulted ceilings, floor-to-ceiling windows and fireplace, eat-in kitchen with black walnut cabinets, granite countertops, island, and dbl. wall oven. Just off the kitchen is the screened-in porch, deck, and stairs to an open loft area perfect for a home office. Master bedroom with large private bathroom, walk-in closet and private balcony overlooking the lake. Two additional bedrooms and full bathroom. Lower-level living room with wood burner, spacious laundry room and basement storage. Two-car attached garage. Generac whole home generator. The 68x96 shop building is ideal for a multitude of uses and includes a partitioned, heated, and insulated workshop with an 8x10 overhead door plus 3 additional bays including 12x18, 12x10 and 12x16 OH doors. All surrounded by woods with ample privacy! Properties like this don't come around often! Great location with easy access to SR-21. Stark Co. parcel #2614171. Half year taxes are \$3,028. Call auctioneer for details on how to use your current home to buy this one!

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

800-533-5456 | kikoauctions.com





MOWER - TOOLS: Ferris IS 2100Z Mower, Briggs and Stratton 32 HP, 61" deck, 202 hrs. — Troy-Bilt Horse rototiller, 305CC, 1450 Intek Series — Toro 52" self-propelled mower, Kawasaki engine — Huskee HD log splitter, 25 ton, 6HP — woodworking tools - yard tools - copper kettles - router table - Senco nail guns - hand saws - Countyline Sprayer - JD push mower - Worx electric tree



trimmer - miter saws - Delta table saw - Delta band saw - Pioneer portable A/C - Rockwell bandsaw - assorted lumber - Craftsman 10" table saw - Delta dust collector - Fisch drill - Craftsman wood lathe - heavy vise - power tools - sanders - axes - gas cans - Bruno wood stove - Lincoln stick welder - Emglo air compressor - hardware - shop vac - concrete mixer - Allis Chalmers rototiller - chains - antique tiller - battery charger - Craftsman yard cart - aluminum ladder - trolling boat motor - Jacobsen edger - leaf blower – misc. items

HOUSEHOLD - MISC.: Dining table - fishing poles and tackle - Hunter crossbow - fish mounts - Sportspal canoe - canning jars - Minolta vintage camera - Lane cedar chest - HP design Jet 500 printer - Techjet 720 printer - file cabinet - desk chair - couch - rolling portable island - Samsung TV - vintage dresser - kneehole desk - oak trunk - linens - picture frames – books – binoculars - oak quilt rack - magazine rack - wood bench - vintage end tables - Roger Bros "Springtime" silver-plated set - La-Z-Boy recliner - life vests - Howard Miller wall clock - Sony headphones – coolers - snowmobile helmets – drum – no. 3 crock - pots/pans - metal detector - small kitchen appliances - folding table and chairs - milk glass - Christmas décor – glassware – china - misc.

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.

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 sold as an Entirety and not to be offered in separate parcels.

AUCTION BY ORDER OF: Kelli J. McGrew, Executrix of the Marvin E. Hardgrove Estate, Stark Co. Probate case #241557



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



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

