



AUCTION

LEADING THE INDUSTRY SINCE 1945

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SATURDAY - MARCH 19, 2022 - 10:30 AM
REAL ESTATE SELLS AT 11:00 AM

Rare Real Estate Opportunity!

14-ACRE HORSE OR HOBBY FARM

Custom-Built Home - Detached Office/Studio - Horse Barn

Fenced Pasture - Panoramic Views - In-Ground Pool

Sugarcreek Twp. - Stark Co. - Fairless LSD

Online Bidding Available On The Real Estate

Also Selling: Household - Sailboat - Misc.

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

9210 JUSTUS AVE. SW, BEACH CITY, OH 44608

Directions: From Brewster, OH take OH-93 south for 1.5 miles, then turn left onto 303/Lawndell Rd. SW for 1.1 miles, then right onto Justus Ave. SW to auction OR from Beach City, OH head NE on Main St. W then turn left onto 3rd Ave. NW and continue onto Justus Ave. SW to auction. Watch for KIKO signs.



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

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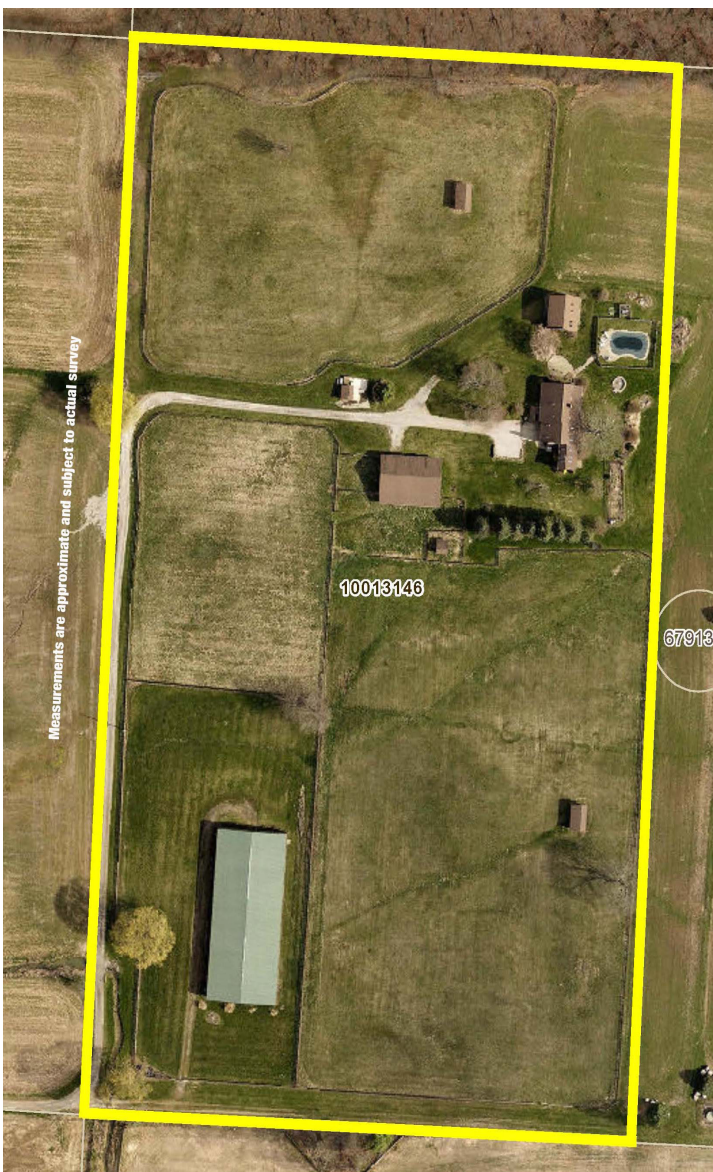
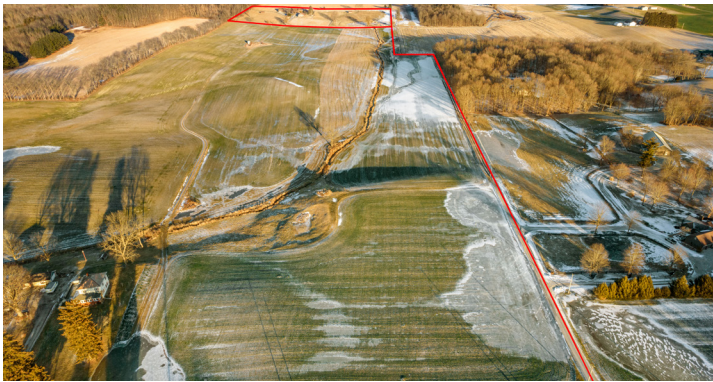
OPEN HOUSE: MONDAY - MARCH 14, 2022 - 4:30-6:00 PM

REAL ESTATE: This 14-acre farm is unlike any other! Improvements include a custom built, cedar-sided home, in-ground pool, a detached home office or studio with garage, 4-stall horse barn, fenced pasture and exceptional views all around. The 2-story home, built in 1992, has an ideal floor plan with over 2,700 SF of living space. The main floor features a foyer entry with half bathroom and master bedroom with private bathroom. The spacious great room includes vaulted ceilings, a gas fireplace, kitchen with a large eat-in island, gas cooktop, and solid surface countertops. Off the great room is a spectacular sunroom with large windows and panoramic views of the farm. The second story has 2 additional bedrooms and 1 full bathroom. Full walkout basement with laundry, storage, third full bathroom, and attached 2-car garage. The back deck of the home includes a brick oven and has views of the concrete firepit, in-ground pool, and raised garden beds. Just a few steps away from the deck is the detached 30x32 2-story home office building or studio. The studio has a tiled-floor office and full bathroom on the main floor, a second story open loft with hardwood floors, and a heated garage or workshop space with sliding doors. The property also includes a 36x65 horse barn with 4 stalls, tack room, wash bay, and hay loft storage. Fenced pasture all around with 3 run-in sheds. The property offers ample privacy with a long drive off Justus and can hardly be seen from the road. Plus, it has stunning views of farm fields all around! Properties like this don't come around very often! Great location just off RT-93 between Brewster and Beach City. Easy access to SR-63 and RT-21. Stark Co. parcel #10013146. Taxes are \$3,364 per half year. 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 sold as an Entirety and not to be offered in separate parcels.

CHATTEL ITEMS: 19 ft. 1974 Rare Cape Dory Sailboat with trailer - sulky - leather western saddle with rack - 2 English saddles - saddle blankets - show box - misc. horse tack - 2 wheelbarrows - Wacker 18HP portable generator - Honda push mower - pressure washer - Volvo trolling boat motor - lawn spreader - Cobalt 30-gal. 1.8HP portable air compressor - 5-gal. portable air tank - misc. tools - jumper cables - hand tools - Kenkraft safe - space heater - table saw - 2 aluminum ext. ladders - pitch forks - Little Giant ladder - ramps - electric trimmer - wet tile saw - Electric reclining lift massage chair - glass front cupboard - Frigidaire Electrolux stackable washer and dryer - TV console table - Baldwin Piano - sleeper sofa - wine rack - microwave - Antique medical equipment - 2 exam tables - Chair lift - bicycles - dog kennel - toboggan - Saloman skis - Christmas décor - tons of jewelry making and repair equipment - small kitchen appliances - kitchenware - folding table - outdoor chairs - Genesis Weber propane grill - various rugs - dresser - misc. items not mentioned.

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.



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