



AUCTION

LEADING THE INDUSTRY SINCE 1945

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**SATURDAY - APRIL 30, 2022 - 11:00 AM
REAL ESTATE SELLS FIRST**

Exciting Real Estate Opportunity!

MALLOY PROPERTY - 42 ACRES WOODED & OPEN LAND

To Be Offered In 4 Parcels

Quality Brick 5-Bedroom Home w/ In-Law Suite & Free Gas
Wooded Hideaway Parcel - Hobby Farm Parcel - Estate Parcel

Jackson Twp. - Stark Co. - Jackson Schools

On-Site Auction With Online Bidding Available

Also Selling: Furniture - Household, - Misc.

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

8120 LAKE O' SPRINGS AVE. NW, NORTH CANTON, OH 44720

Directions: From I-77 just north of North Canton, OH take Shuffel St. NW exit, then head west on Shuffel St. to Lake O' Springs Ave. then turn south to auction. Watch for KIKO signs.



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

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REAL ESTATE: Features very scenic 42 acres gently rolling land. Approx. half wooded, balance rolling fields and small lake. Property has frontage on Shuffel St. and Lake O' Springs Ave. Improvements include a quality built 2-story brick home built in 1982 with over 4,000 SF of living space. The main floor features a foyer entry, formal living room with fireplace, formal dining room, oak kitchen with breakfast area open to spacious family room with fireplace, vaulted ceilings and skylights, half bathroom, and main-floor master bedroom with private bathroom. Second story has 4 additional bedrooms and 2 full bathrooms. Plus, a private second story apartment, in-law suite or office with separate entrance that includes an open kitchen and living room, full bathroom and 1 bedroom. Large, floored attic could be used for storage, game or playroom. Full, partially finished, walkout basement with very nice finished rustic rec room with an old town tavern feel, fireplace, laundry room, half bathroom (plumbed for shower), and storage room. Tons of character throughout the home! Attached garage with 3 overhead doors and mudroom entrance. All surrounded by woods with ample privacy and lake views! Truly one-of-a-kind property located in Jackson Twp.

- TO BE OFFERED AS FOLLOWS:**
PARCEL #1: 5.3 acres wooded with the 5-bedroom brick home with in-law suite and lake front. 360 ft. frontage.
PARCEL #2: 9.1 acres half wooded. Corner parcel.
PARCEL #3: 11.3-acre wooded hideaway. Elevated future homesite. Lake front. 525 ft. frontage.
PARCEL #4: 16.8 acres open and wooded. Ideal hobby farm. Lake front. 570 ft. frontage.

NOTE: Parcels will be offered bidder's choice and as an entirety through the multi par system. Land is an investment you can enjoy! Bank financing available to qualified bidders. Great location. 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.

HOUSEHOLD - MISC.: Drop-leaf table - coffee table - foosball table - Franklin mint plates - entryway bench - 6-legged drop-leaf table - lamps - larger oak ent. center - fireside chairs - chainsaw - baskets - toys - croquet set - crocks - rope bed - antique dresser - filing cabinet - misc. lumber - sewing machine w/ stand - jewelry box - bedroom suite with full bed and 2 dressers - floral sofa - folding chair - stackable bookshelf - china cabinet - Howard Miller grandfather clock - kitchen cart - dishware - glassware - vintage photos - Dickens villages - crystal - local history collector plates - 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.

AUCTION BY ORDER OF: The Malloy Family Limited Partnership and the Joan P. Malloy Living Trust



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