



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

SATURDAY - JUNE 4, 2022 - 10:30 AM
REAL ESTATE SELLS AT 11:00 AM

Exciting Real Estate Opportunity!

17-Acre Farm

To Be Offered In 3 Parcels

Nice Brick Home - Bank Barn

Shop Building

Ideal Homesites

Wooded Hideaway Parcel

Hilltop Views



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AUCTION

LEADING THE INDUSTRY SINCE 1945

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SUGARCREEK TWP. - STARK CO. - FAIRLESS LSD

Also Selling: '07 F-150 Lariat - JD 855 Diesel - Lund Angler 1700 Fishing Boat & More

On-Site And Online Bidding Available On Real Estate

Absolute auction, all sells to the highest bidders. **LOCATION:**

11575 LAWNFORD AVE. SW, BEACH CITY, OH 44608

Directions: From Wilmot, OH at the SR-250 and SR-62 intersection, head west on SR-250/E Main St. then left onto Winesburg St. and left onto Lawnford Ave. for one mile to auction.



OPEN HOUSE: TUESDAY - MAY 31, 2022 - 4:30-6:00 PM

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REAL ESTATE: This exciting opportunity presents this picturesque, gently rolling farm with good elevation and panoramic views. The quality brick home built in 1972 features a spacious eat-in kitchen, living room with access to large deck with excellent views, three bedrooms and full bath. The full, walk-out basement has an additional family room with wood burner, full bathroom, laundry room, and attached two-car garage. Other improvements include a 24x48 bank barn with (2) 9x10 overhead doors, loft space and a 15x30 lean-to addition for RV/equipment storage. Also included is a 26x52 block and concrete heated shop building with an 8x14 overhead door. All on 17 acres! This farm is a must see! All parcels have access to natural gas. Great location!

17 acres to be offered as follows:

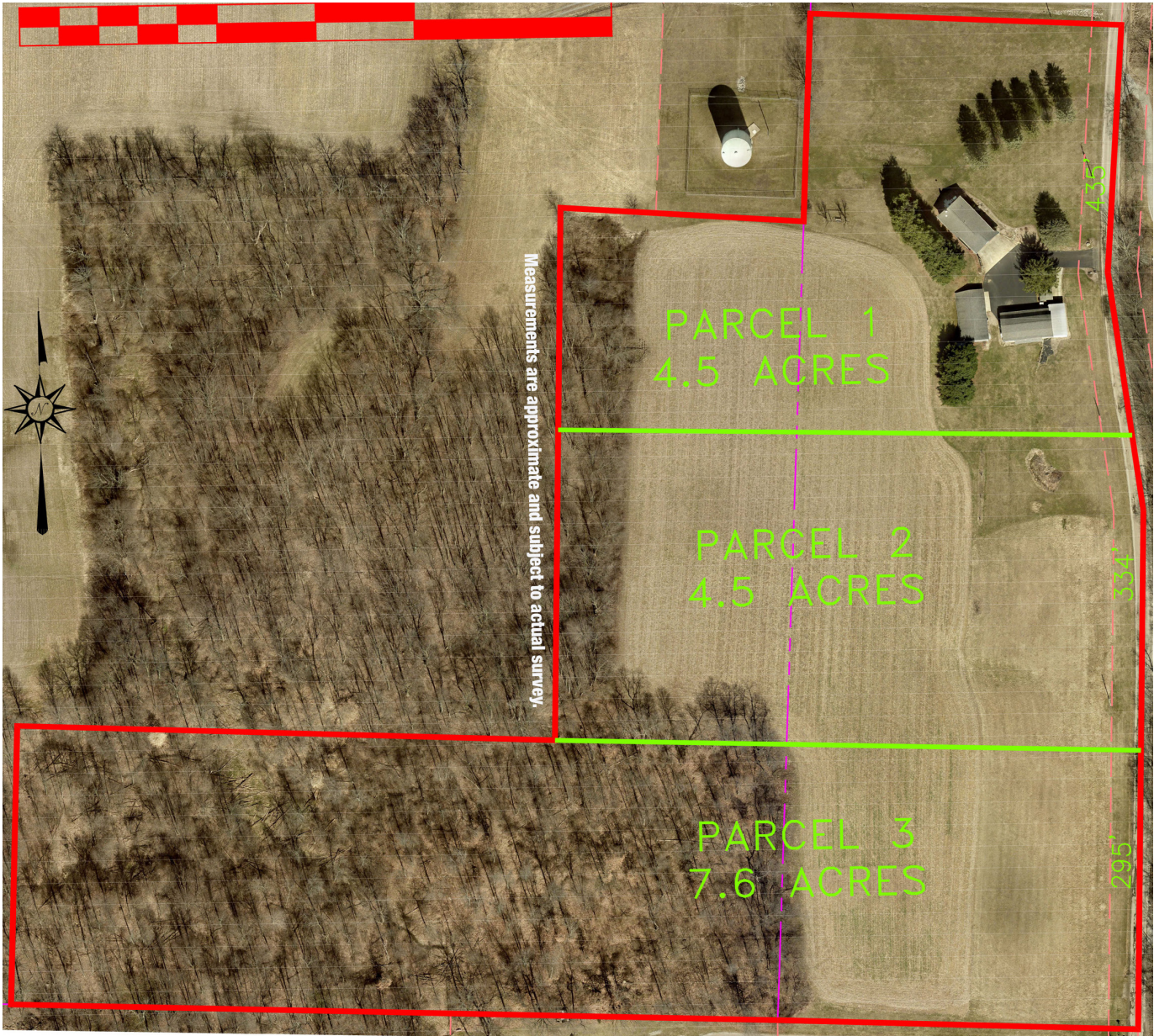
Parcel #1: 4.5 acres, home, and buildings, 435 ft frontage

Parcel #2: 4.5 acres, rolling farmland, hilltop views, ideal homesite/hobby farm, 334 ft frontage

Parcel #3: 7.6 acres, partially wooded, a hunter’s dream, 295 ft frontage

NOTE: Parcels will be offered bidder’s choice then as entirety through the multi-par system at a live on-site auction with online bidding available. It will be sold the way it brings the most. Bring your favorite builder! Land is a good investment you can enjoy! Bank financing available to qualified bidders. Call auctioneer 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.



VEHICLES – EQUIP.: 2007 F-150 Lariat 5.4 Triton, 4x4, 4WD, ext. cab, approx. 63,000 miles, leather, loaded, tonneau cover, bed liner, running boards, alum. rims, VIN #1FTPX14526NB03440 — John Deere 855 Diesel PS hydro, 4x4, 72” mower deck, turf tires, 3pt — 2006 Ford Taurus SE, 4-door, power windows, shows rust, needs some work, runs, approx. 147,300 miles, VIN #1FAFP53U27A145925 — MF 35 Diesel deluxe, 3pt PS, 3 cyl. Perkins, new front tires and rims, 6ft 3pt blade — 2000 Lund Angler 1700 fishing boat, 17ft, all aluminum, 115 HP Mercury motor, with Profisherman trailer, Lawrence fish finder — 9.9 HP Evinrude outboard boat motor with stand - Sears 12 HP lawn tractor with mower — Like-new Frontier SB1154 3pt PTO snow blower, hyd. swing chute, 54” — pull behind leaf sweeper - 100 gal. diesel fuel tank - 3pt slip scoop - JD 3pt two bottom 14” plow

TOOLS – MISC.: Craftsman triple stack tool chest, grinder, vise, hand tools — Craftsman 6HP, 150 PSI, 33 gal. air compressor — Reddy heater 110,000 BTU space heater — early cast iron produce scale — dbl. shaft grinder — electric chain-saw blade sharpener - jack stands - power cords - creeper - torch set – come-alongs - hardware - power tools - floor jack - 5th wheel tailgate - DeWalt cordless drill - Stihl M5211C chainsaw - battery tester - 3pt carry all - sprayers - early 3pt spreader - smudge pots - PTO extension - chains - binders - picking ladders - Werner 16ft alum ext. ladder - 1960s banana seat bicycle - old firewood trailer - rough sawn lumber (cherry, oak) - Sorrento grinder elec. (grape) crusher - box hunter dog carrier - 7.5 hp game fisher outboard motor - Brunco wood burner - garden cultivator – (3) jack posts - manual chain hoists – (2) early wooden spoke wheels - flatbed wood trailer - gas push mowers - old pull type brush hog - 4ft lawn roller - yard tools - Champion 6.5 HP generator - platform scale - fishing poles - Horton crossbow with scope - fish filet knives - electric filet knife - fishing tackle - B&S electric 2200 psi power washer
FIREARMS: 50 cal. muzzle loader - Remington model 24, 22 long - Springfield model 840, 30-30, bolt action with scope - 12 ga. single shot modified to 50 cal. muzzle loader

HOUSEHOLD – MISC.: early blind door cupboard top - freezer lockers - Frigidaire refrigerator - Coleman stove and lantern - Kenmore 15 cu. ft chest freezer - wine barrels - croquet set - early glass ball water jug - end tables - rockers - area rug - dinette table with (4) chairs - Bruno chair lift with remote control - (2) folding tables - Tonka trucks and loaders - pressure cooker - jars - Pyrex - glassware - china - collectibles - kitchenware - griddle - cast iron skillet - meat grinder - Victoria food strainer - hardback books - early local advertising - figurines - milk glass - stemware - Costco kitchen stool - old 785 records - redwood loveseat - picnic table - vintage Fisher Price toys - vintage 1930s dresses and shoes - Christmas decor - early post cards and maps - (2) typewriters - luggage - 1957 accordion - digital cameras - board games - puzzles - shoe shine kit - 1950s electric hair dryer - kids records - baby bed - bride doll - costume jewelry - old sleds

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.

