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# AUCTION

*LEADING THE INDUSTRY SINCE 1945*

**WEDNESDAY - JUNE 29, 2022 - 6:00 PM**

## **Church Campground - 2 Homes**

**CHURCH - GATHERING HALL - 16 ACRES OF LAND**

Offered In 3 Separate Parcels - Paris Township - Stark County

Hideaway Cabins - No Zoning - Online Bidding Available

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

**4419 ROBERTSVILLE AVE. SE, MINERVA, OH 44657**

Directions: Take RT 30 east of Canton and west of Minerva to Robertsville, then right onto Robertsville Ave., then left onto Baywood St., then right again onto Robertsville Ave. and follow to auction. Watch for KIKO signs.



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

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**PROPERTY WILL BE SOLD IN THE FOLLOWING 3 PARCELS:**  
**PARCEL #1:** 4419 Robertsville Ave. SE, Minerva, OH. Property includes a brick church built in 1920 that is known as the Telpahak Indian Schoolhouse with a kitchenette, divided office and school rooms on the main level, basement with oil FA furnace, and bath. Plus, church addition built in 2000 with chapel, 2 modern baths, 2-story foyer entry, propane gas furnace, and central air conditioning. Plus, social gathering hall built in 1983 of block brick with metal roof, having propane heat, kitchen area, and open room. This parcel has water well and septic. It features 3 Stark County tax parcels #4180065, #4100401, and #4105358. Lot size is 81' x 327', totaling 1 acre.



**PARCEL #2:** 4421 Robertsville Ave., Minerva, OH 44657. 10.35-acre hideaway with modular home, small cabins, pavilion, and woods. This offers a modular home built in 2000 with 3 bedrooms, 2 baths, propane heat, central air, deck, and this sits at the front entrance of the property. Currently rented to a long-term tenant for \$400/month, has its own water well and septic. Plus, pavilion, staff cabin, and 5 other shed cabins. Situated back off the road with wooded area. 135' frontage on Robertsville Rd. It features 2 Stark County tax parcels #4105355 and #4105356. Current taxes are \$1,479 per year.



**PARCEL #3:** 4405 Robertsville Ave., SE, Minerva, OH 44657. Features 5.32 acres with a ranch home with terrific country setting and nice views. Home built in 1999 with 2 bedrooms, 1 full bath, deck, and walkout basement. Propane gas heat and central air, new metal roof 7 years ago. This property has its own well and septic. Stark County tax parcel #4105354. Current taxes are \$1,575 per year.



**NOTE:** Walk these parcels over at your convenience. Parcels will be sold separately and not offered as an entirety. Please do not disturb tenants. Tenants are on month-to-month agreements, pay their own utilities, and mowing. Homes and buildings will be open for inspections on auction day at 4:30 PM.

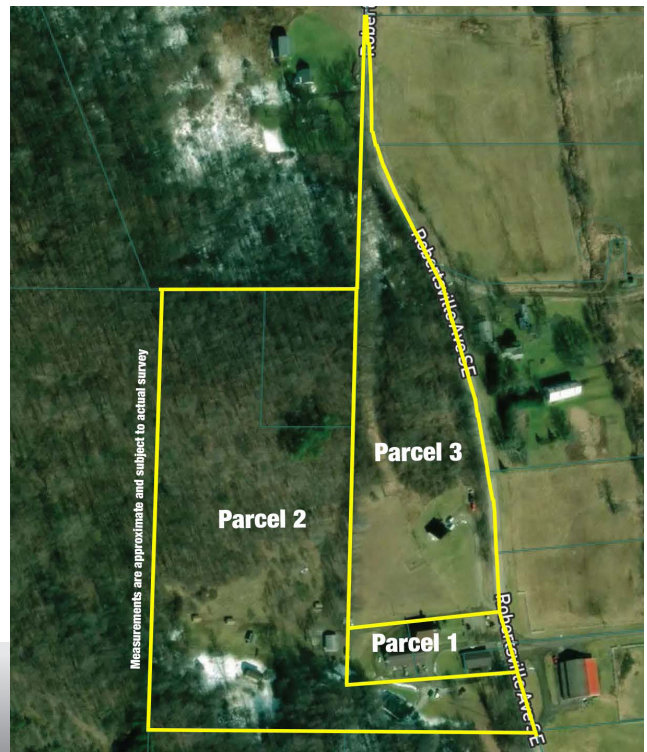
**TERMS ON REAL ESTATE:** 10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed. Property to be sold as Separate Parcels and not to be offered as an Entirety.

**AUCTION BY ORDER OF:** Church of God Saints in Christ, Trustees, Freddie Mayle, Chairman of the Board of Trustees

**Parcel #1**

**Parcel #2**

**Parcel #2**



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