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AUCTION

LEADING THE INDUSTRY SINCE 1945

MONDAY - JULY 25, 2022 - 5:00 PM
REAL ESTATE SELLS AT 5:30 PM

7.53 Acres & Fixer-Upper Farmhouse W/ Outbuildings

TUSCARAWAS TWP. - MASSILLON CSD

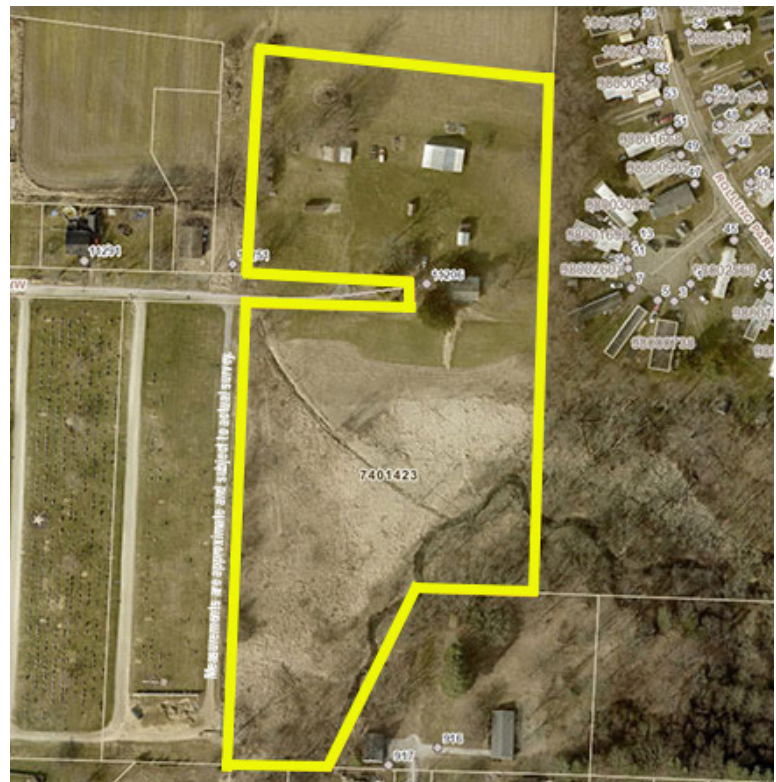
Also Selling: Vehicles - Tractor - Brush Hog - Trailer

Real estate sells at absolute auction to the highest bidder on location & online.

Contents sell on-site only to settle the estate. LOCATION:

11206 Shaeffer St. NW, Massillon, OH 44647

Directions: From Lincoln Way W (SR 172) take 32nd St. (Deermont Ave.) north then east onto Shaeffer St. to the property. Watch for KIKO signs.



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

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REAL ESTATE: Two-story farmhouse built in 1863 w/ 1,792 SF. Main level features eat-in kitchen, living room, dining room, full bath & half bath. Second level has separate exterior entrance and features 3 bedrooms, full bath & kitchenette area. Full basement w/ laundry & gas furnace. Property has many outbuildings including old barn w/ lean-to, pole building & several sheds. Home sits on a 7.53-acre parcel of mostly open land. Well & public sewer. Parcel #7401423. Half year taxes are \$881.43. Home is in rough condition and needs a lot of TLC.



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.

VEHICLES & CONTENTS: 1999 Mercury Grand Marquis - 1985 Ford F-250 - 1979 Chevrolet C10 Truck W/ Cap - Old Chevrolet C30 Flatbed Truck - Single-Axle Homemade Trailer - Ferguson Tractor - Woods XT160 Brush Hog - Chicken Coops - Rabbit Cages - Single Bottom Plow - White Mower - Crocks - Car Ramps - Wheelbarrow - Yard Tools - Hoosier Cupboard - Dining Table & Chairs - Power Recliner - China Cabinets - Dressers - Figurines - Gun Cabinet - Glassware.

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.

REAL ESTATE AUCTION BY ORDER OF: Denver R. Cook Trust, Premier Bank Trustee

CHATEL AUCTION BY ORDER OF: Premier Bank, Admin. for The Denver R. Cook Estate, Stark County Probate case #241937



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