



AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

FRIDAY - AUGUST 5, 2022 - 12:00 PM
REAL ESTATE SELLS FIRST

Exciting Opportunity!

35 ACRES WOODED & OPEN LAND - TO BE OFFERED IN 3 PARCELS

Parcel #1: Farmhouse & Garage On 3/4 Acre

Parcel #2: 30-Acre Wooded/Pasture Hideaway

Parcel #3: 4.5 Acres Vacant Land

Sugar Creek Township - Stark Co. - Fairless LSD

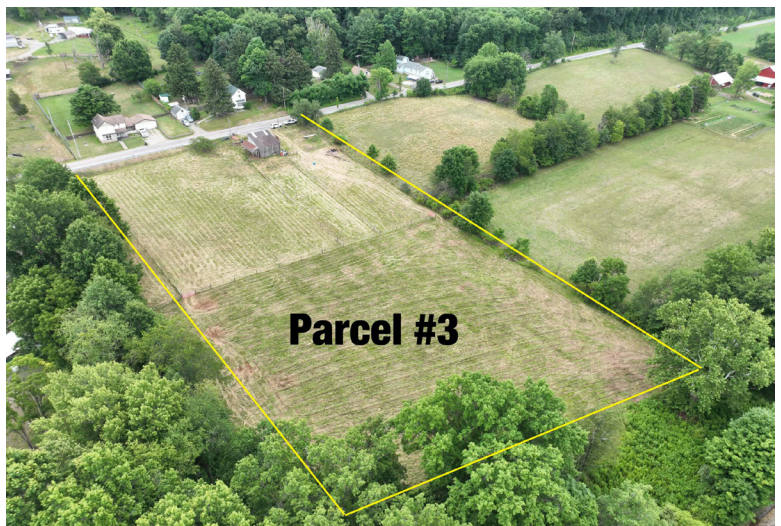
Also Selling: Misc. Equip. & Household Items

Online Bidding Available On The Real Estate

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

7970 JUSTUS AVE. SW, NAVARRE, OH 44662

Directions: From US-62 west of Navarre turn south onto Justus Ave SW to auction. Watch for KIKO signs.



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

800-533-5456 | kikoauctions.com



REAL ESTATE: Features 35 acres partly wooded and open land. Scenic hilltop views plus open pasture and hay field. Farm has frontage on both sides of Justus Ave. Improvements include a 2-story farmhouse built in 1907 with over 1,400 SF. The main floor of the home has a large kitchen with gas stove, living room, formal dining room, enclosed front porch, and mudroom. Second story has 3 bedrooms and 1 full bathroom. Inviting back porch and detached garaged. Property also includes a mobile home, 16x26 barn, various outbuildings, and fenced woven wire pasture all around. The mobile home sits on a secluded hilltop homesite. Rent out for extra income or remove and build your home on top of the hill! This property has tons of potential and is ready for a new owner!

PROPERTY TO BE OFFERED AS FOLLOWS:

- PARCEL #1:** Farmhouse on 3/4 acre, secluded backyard, and detached garage.
- PARCEL #2:** 30-acre wooded/pasture hideaway, good elevation, hay fields, mobile home, outbuildings, mostly fenced pasture, and excellent hillside views! You truly can't appreciate how nice this parcel is until you walk it front to back!
- PARCEL #3:** 4.5 acres vacant land with frontage on Justus Ave., hay field, and fenced pasture.

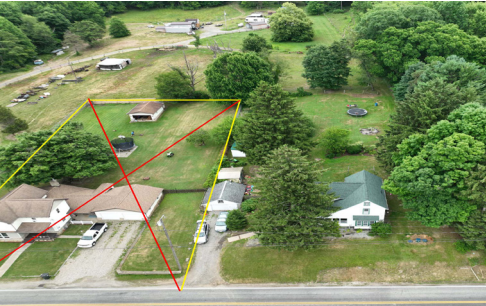
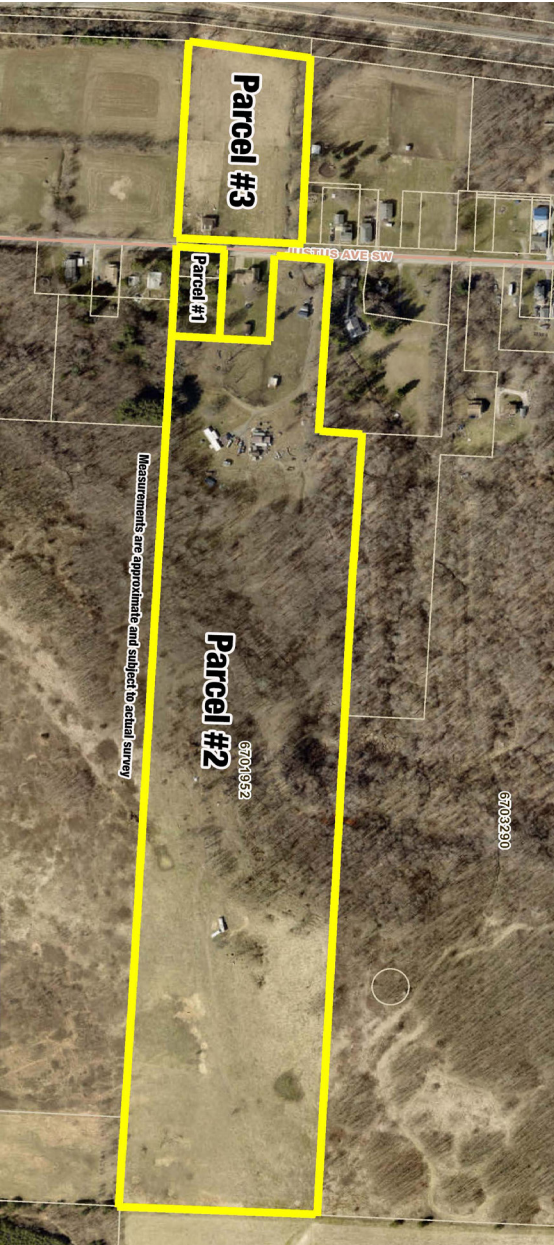
NOTE: Home will be open 2 hours prior to bidding auction day.
Stark Co. parcel #6700697, #6700698, #6701952, and #6702393. Parcels will be offered bidder's choice and as an entirety through the multi par system. Opportunity to buy one or buy them all! Land is an investment you can enjoy! Bank financing available to qualified bidders. Great location just off RT-93 between Brewster, Beach City, and Navarre. Easy access to US-62 and RT-21. 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.

CHATEL ITEMS: Polaris Sportsman 500, 2004, 973 hrs. — 3 round bale feeders – 5 ft. 3pt disc - lathe beds - 1995 Chevy Silverado 2500, 5.7, flat bed, needs work — 4 ft. material bucket – 8 ft. snow plow – 7 ft. snow plow - homemade calf hutch - 4x8 utility trailer - Chevy rear axle – chain-link fence - steel material rack - 24 ft. elevator w/ elec. motor - homemade trailer - locust fence posts - tree stand parts – 275-gal. tank w/ pump – 200-gal. poly tank - 2 mineral feeders - 3pt bale spear - lawn cart – 60 ft. of 10" dual wall culvert - Winco 70V PTO generator, needs work – 20 ft. trusses – misc. equip. and household items.

TERMS ON CHATELS: 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: Keith & Julie Courtney



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