

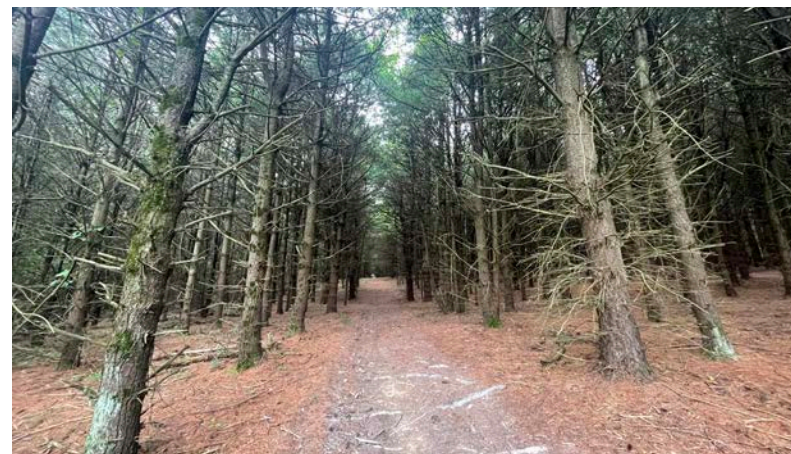
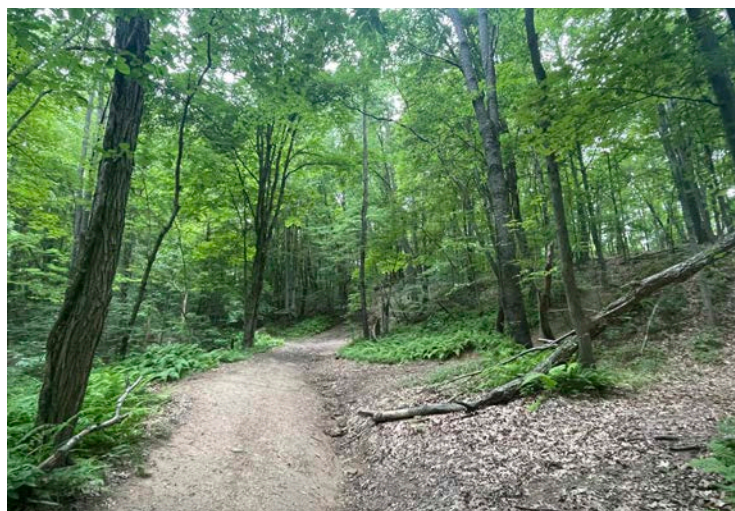


2722 Fulton Dr. NW, Canton, OH 44718
kikoauctions.com

SATURDAY – AUGUST 20, 2022 – 10:30 AM

**300+ Acres Of Recreational & Hunting Land
Offered In Parcels - Gas & Oil
Rights Offered Separate**

Loads Of Wildlife – Timber - Lake
Riding Trails Throughout Property



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AUCTION

LEADING THE INDUSTRY SINCE 1945

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SATURDAY – AUGUST 20, 2022 – 10:30 AM

**300+ Acres Of Recreational & Hunting Land!
Offered In Parcels - Gas & Oil Rights Offered Separate**

SANDY TWP. - STARK CO., OH

Loads Of Wildlife – Timber - Lake – Riding Trails Throughout Property
Live On-Site Auction With Online Bidding Available

ABSOLUTE AUCTION, all sells to the highest bidder(s). Auction Location:

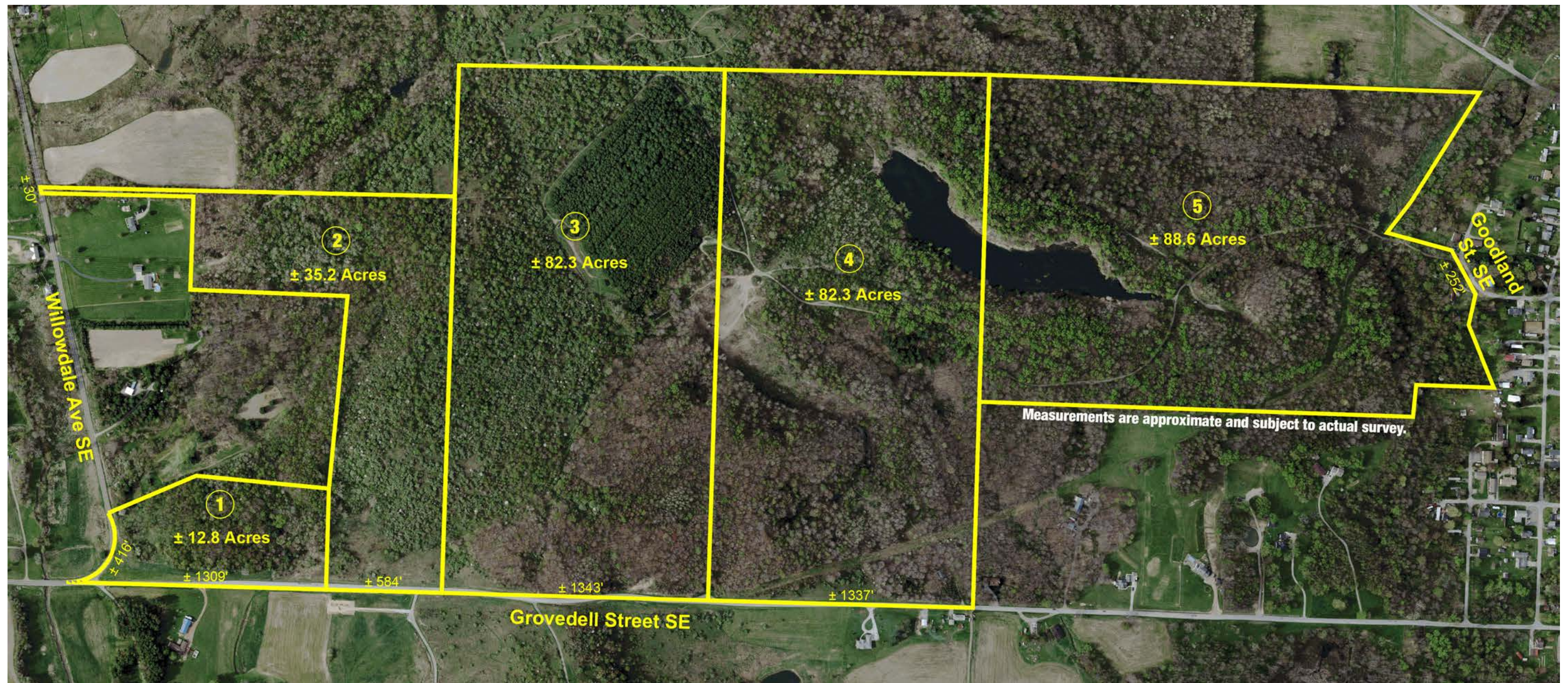
6975 Grovedell St. SE, Waynesburg, OH 44688

Directions: Located south of Canton take Rt. 43 south of Rt. 30 to Willowdale St. and go south on Willowdale St. to Grovedale St. and east to Auction. Or take Rt. 800 north of Dover and South of Canton to Westbrook St. and go east to Willowdale St. then north to Grovedale St.



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REAL ESTATE: Attention real estate investors, hunters, and motorbike riders. 300+ acres mostly wooded recreational land with loads of trails, deer & turkey, some timber and large 7-acre lake. Ideal hunting, camping, or get-away tracts. Gas & Oil rights being offered separate under each parcel. Convenient location 20 minutes south of Canton, OH.

Parcel #1: 12.8 acres mostly wooded land with nature and possible elevated building site. 1,309' frontage on Grovedell St. and 416' Willowdale St.

Parcel #2: 35.2 acres mostly wooded land with nature! 584' frontage on Grovedell St. & 30' on Willowdale St.

Parcel #3: 82.3 acres mostly wooded land with nature, trails throughout property, some timber, and large stand of pines. 1,343' frontage on Grovedell St.

Parcel #4: 82.3 acres mostly wooded land with nature, trails throughout property, some timber, 30'x40' pole building, and part of large lake. 1,337' frontage on Grovedell St.

Parcel #5: 88.6 acres mostly wooded land with nature, trails throughout property, some timber, and part of large lake. 252' frontage on Goodland St.

Parcel #1MR: 12.8 acres gas & oil mineral rights.

Parcel #2MR: 35.2 acres gas & oil mineral rights.

Parcel #3MR: 82.3 acres gas & oil mineral rights.

Parcel #4MR: 82.3 acres gas & oil mineral rights.

Parcel #5MR: 88.6 acres gas & oil mineral rights.

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.