



2722 Fulton Dr. NW, Canton, OH 44718
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FRIDAY – SEPTEMBER 23, 2022 – 12:30 PM

FANTASTIC 66-ACRE FAMILY RETREAT

11-Acre Stocked Lake
Beautiful Cedar Cottage Home
Guest Cabin – Bunkhouse
Picnic Pavilion – Bath House



Auctioneer/Realtor®
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AUCTION

LEADING THE INDUSTRY SINCE 1945

FRIDAY – SEPTEMBER 23, 2022 – 12:30 PM

REAL ESTATE SELLS FIRST

“Woodland Lake”

**Fantastic 66-Acre Family Retreat - 11-Acre Stocked Lake
Beautiful Cedar Cottage Home
Guest Cabin – Bunkhouse – Picnic Pavilion – Bath House
Offered In 2 Parcels & Together - All Mineral Rights Transfer
Private Family Ownership**

Former (1950s & 1960s) Swim/Recreation Property

KNOX TWP. – COLUMBIANA COUNTY, OH

Also Selling: (2) JD Compact Loader Tractors – Equipment – Tools

Live Auction With Online Bidding Available On Real Estate.

Absolute auction, all sells to the highest bidder(s). Location:

22716 GEORGETOWN RD., HOMEWORTH, OH 44634

Directions: 35 miles southeast of Cleveland, 30 miles west of Pittsburgh. Take SR 183 south of Alliance, OH or north of Minerva, OH to Georgetown Rd. then east one mile to auction. Watch for KIKO signs.



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You will love this property! 66 acres of privacy & seclusion, abundant wildlife, nearly all wooded with large pine groves, spruce, hemlock, oak & beech trees. One-time public swim & camping resort (‘50s & ‘60s), private ownership since 1969. Approx. 11-acre stocked lake w/ bass, blue gill, crappie, & catfish. Artesian water well fill, 18’ to 22’ deep in center with boat docks. Hiking and nature paths all around lake and property. Long driveway with seclusion. Improvements include nice cottage home (all completed 2001) with wrap-around screened porch & French doors, solid mahogany floors, steel roof, ceiling fans, oak kitchen plus dining area, vaulted ceiling family room (cedar ceiling, wormy chestnut trim, & wood floors), large master bedroom w/ distressed wood vaulted ceiling, laundry room, full bath, block foundation basement w/ 200-amp breaker elec. furnace & central air. Home also has recessed lighting, double bay windows, stone accent décor, and Anderson windows. Drilled water well & septic. Additional improvements include 2-bedroom cabin with vinyl siding, full bath, kitchen, living room, covered porch/patio, elec. heat, and window A/C. Also bunk “Scout” house w/ fireplace and block foundation. Former “bath house” building (approx. 20’ X 60’), block construction having kitchen area, pool table, swimming supplies, fishing supplies, fireplace, and full covered front porch overlooking beach, lake, etc. Also large outside picnic pavilion amidst large beech trees. Restroom building w/ men’s & women’s lavs & sinks. All situated around lake, which is at the center of the 66 acres. West Branch Schools. Great opportunity for your family to own a piece of recreation enjoyment for years to come! Better take a look! Contact George Kiko for private viewing and more details.

NOTE: Parcels will be offered separately & together selling whichever way brings the most.

DIVIDED AS FOLLOWS:

PARCEL #1: 60 acres mostly wooded with home, guest house, and all buildings. 11-acre lake and long private drive.

PARCEL #2: Approx. 5.94 acres of wooded land, adjoins parcel #1 in back. Approx. 660’ frontage along Bowman St.

TERMS ON REAL ESTATE: 10% down auction day, balance due at closing, a 10% buyer’s premium to be added to 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.

TRACTOR - EQUIPMENT - TOOLS: Like-new JD 3005 loader tractor, 4x4, 4-spd hi-lo, 333 hrs. – Like-new JD 1025R loader tractor with 60” mower, 3 pt., only 43 hrs. – Quick Tach pallet forks – CountyLine 72” 3 pt. finish mower – bushhog 6 ft. 3 pt. brush hog – Frontier 4 ft. 3 pt. box blade – (2) slip scoops – Approx. 14 ft. tandem trailer – (5) JD 50# weights – Ford 8N (not running) – Troy-Bilt 50” zero-turn mower – E-Z-Go elec. golf cart (not running) – mower lift – toolboxes – DeWalt grinder – drill press – (2) job site air compressors – chainsaws – older concrete saw – Honda generator – (2) miter saws – Kobalt upright air comp. – Husqvarna zero-turn – power washer – hand tools – gas cans – etc.

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. Property to be offered as a Multi Par auction and sold whichever way it brings the most.

AUCTION BY ORDER OF: Woodland Lake, LLC

