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# AUCTION

*LEADING THE INDUSTRY SINCE 1945*

**FRIDAY – NOVEMBER 25, 2022 – 10:30 AM**

## **Premier Property WELCH TRUST AUCTION**

Quality Custom Home With 16+ Acres

3,000 SF – 5 Bedrooms – 2.5 Baths

Beautiful Wooded Property – Workshop Garage - Offered In 2 Parcels

Live & Online Bidding Available

North Canton – Stark Co., OH – North Canton Schools

Absolute auction, all sells to the highest bidders on location:

**800 APPLEGROVE ST. NW, NORTH CANTON, OH 44720**

Directions: Take Applegrove St. west of N. Main St. to address. Watch for KIKO signs.



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

**800-533-5456 | kikoauctions.com**





Rare opportunity to purchase 16.71 acres of open and wooded land that offers so much privacy. Beautiful setting with great location. Long blacktop drive and a nice 24'x46' building with a 2-car garage and insulated workshop. Home has 4 bedrooms and full bath upstairs. Main level features primary suite with spacious sleeping quarters, walk-in closet, and large bath. Spacious center family room with fireplace and open kitchen design with solid surface counters. Formal front living room and formal dining room. Custom library and first-floor laundry. Home has a 2-car attached garage. Covered screen rear patio with paver patio for entertaining. Full basement with finished rec room, wet bar, and plenty of storage. Gas FA furnace with central air. All mineral rights owned by seller to transfer subject to leases of record. You will love this setting and location. Better take a look. Property offered in 2 parcels and together, selling whichever way brings the most.

#### DIVIDED AS FOLLOWS:

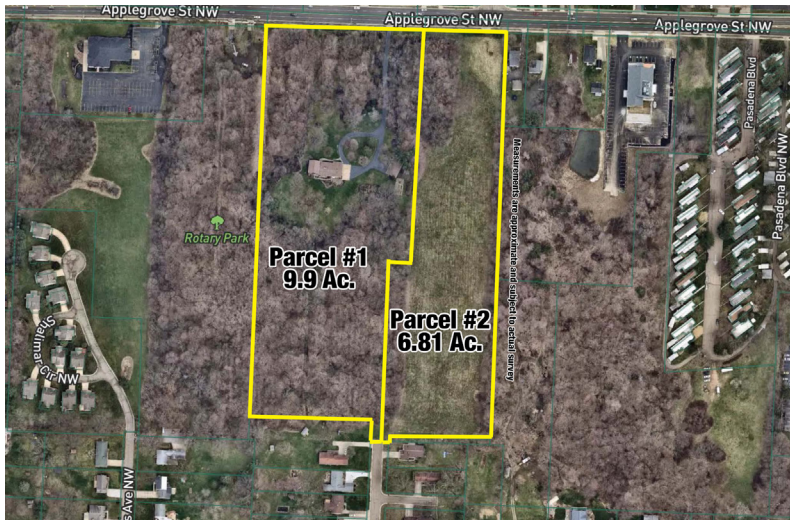
**PARCEL #1:** Stark Co. parcel #9209165 with 9.9 acres all wooded land with home and workshop mentioned above. Current taxes are \$2,922.89 per half year. Approx. 430' frontage on Applegrove.

**PARCEL #2:** Stark Co. parcel #9208835 with 6.81 acres wooded and open land. Approx. 225' frontage on Applegrove. Current taxes are \$619.79 per half year.

**NOTE:** Furniture and glassware will be sold online only. Visit [www.kikoauctions.com](http://www.kikoauctions.com) for more details.

**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.

**AUCTION BY ORDER OF:** PNC Bank, Trustee of the Miriam E. Welch Revocable Trust



Auctioneer/Realtor®  
**GEORGE P. KIKO**  
330-418-1095  
[george@kikocompany.com](mailto:george@kikocompany.com)



Auctioneer/Realtor®  
**ANNA C. VANDYKE**  
330-309-8044  
[anna@kikocompany.com](mailto:anna@kikocompany.com)

**800-533-5456 | [kikoauctions.com](http://kikoauctions.com)**

