



AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

SATURDAY - JUNE 17, 2023 - 12:00 PM

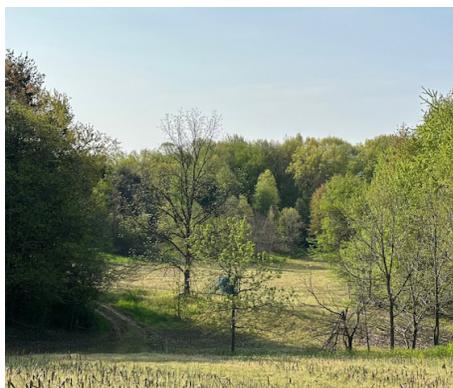
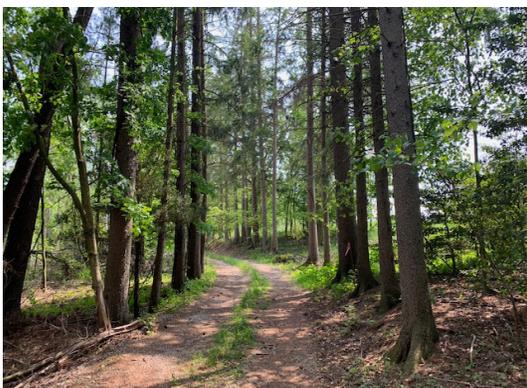
**Rare Real Estate Opportunity!
50-Acre Wooded Hideaway
To Be Offered In 2 Parcels
Exciting Future Homesites - Free Gas
Existing Driveway - Small Open Meadow/Field
JACKSON TWP. - STARK CO. - JACKSON SCHOOL DISTRICT**

On-site Auction With Online Bidding Available

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

6301 Huckleberry St. NW, North Canton, OH 44720

Directions: From I-77 take exit 111 Portage St. NW, then head west on Portage St. to Lake O Springs Ave. NW, then north to Huckleberry St. NW and west to auction. Watch for KIKO Auction signs.



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

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50 acres rolling wooded land. Over 1,500 ft. frontage on Huckleberry St. Farm Lane winds back into the woods to the old homestead location. The stately trees and private setting make you feel lost in nature! If you take the fork in the lane, it leads you to the top of the hill overlooking the approx. 8-acre open field or meadow, ideal for pasture. Towering pine trees have a relaxing effect. This is a one-of-a-kind homestead hold out parcel. Sellers are NOT reserving any mineral rights. Limited free gas for home heating per lease of record transfers. Recent select timber cut, so plenty of firewood to process by you, if desired. This is not a drive by property - put your hiking boots on and walk it over! You will want to be the high bidder and call it home!

50 acres to be offered as follows:

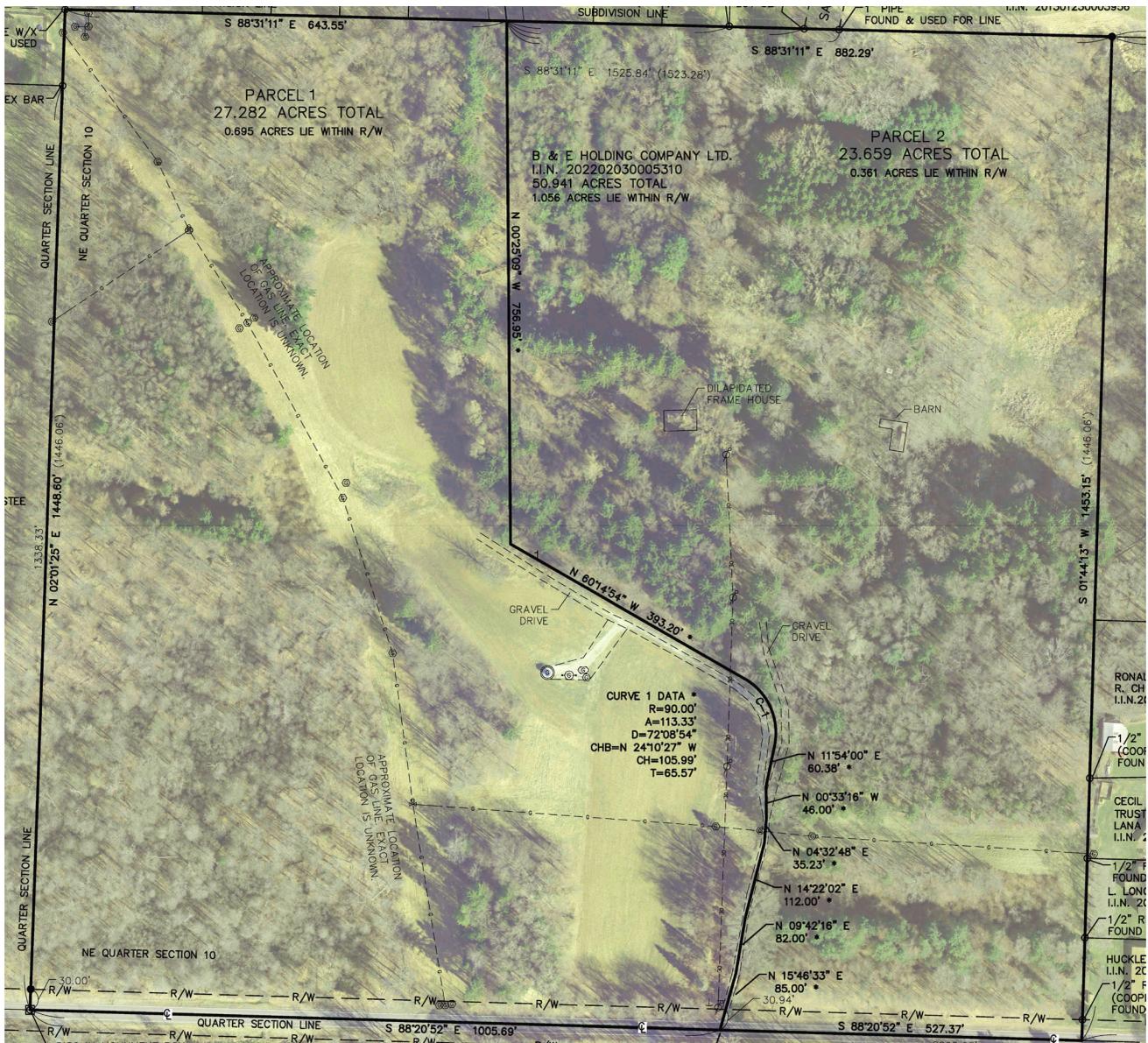
Parcel #1: 27 rolling acres over two-thirds wooded. Approx. 8 acres open farmland ideal for pasture - established driveway. Potential future homesites on top of the hill overlooking the fields or choose deep in the woods - you decide. Over 1,000 feet frontage on Huckleberry St. Free gas per lease transfers with this parcel.

Parcel #2: 23.6 rolling acres all wooded. Established driveway leads you back deep into the woods to the original homestead site. The old sandstone wall from the original bank barn still stands. The privacy this parcel offers is second to none. When you hike this parcel, you will find several future homesites to choose from. Truly a nature hideaway! Over 520 ft. frontage on Huckleberry St.

NOTE: Parcels will be offered separate, then together, through the Multi Par system and will sell whichever way it brings the most. Bank financing available to qualified bidders. Call Auctioneer today for details. Walk land over at your convenience!

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.

AUCTION BY ORDER OF: The Yoders



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