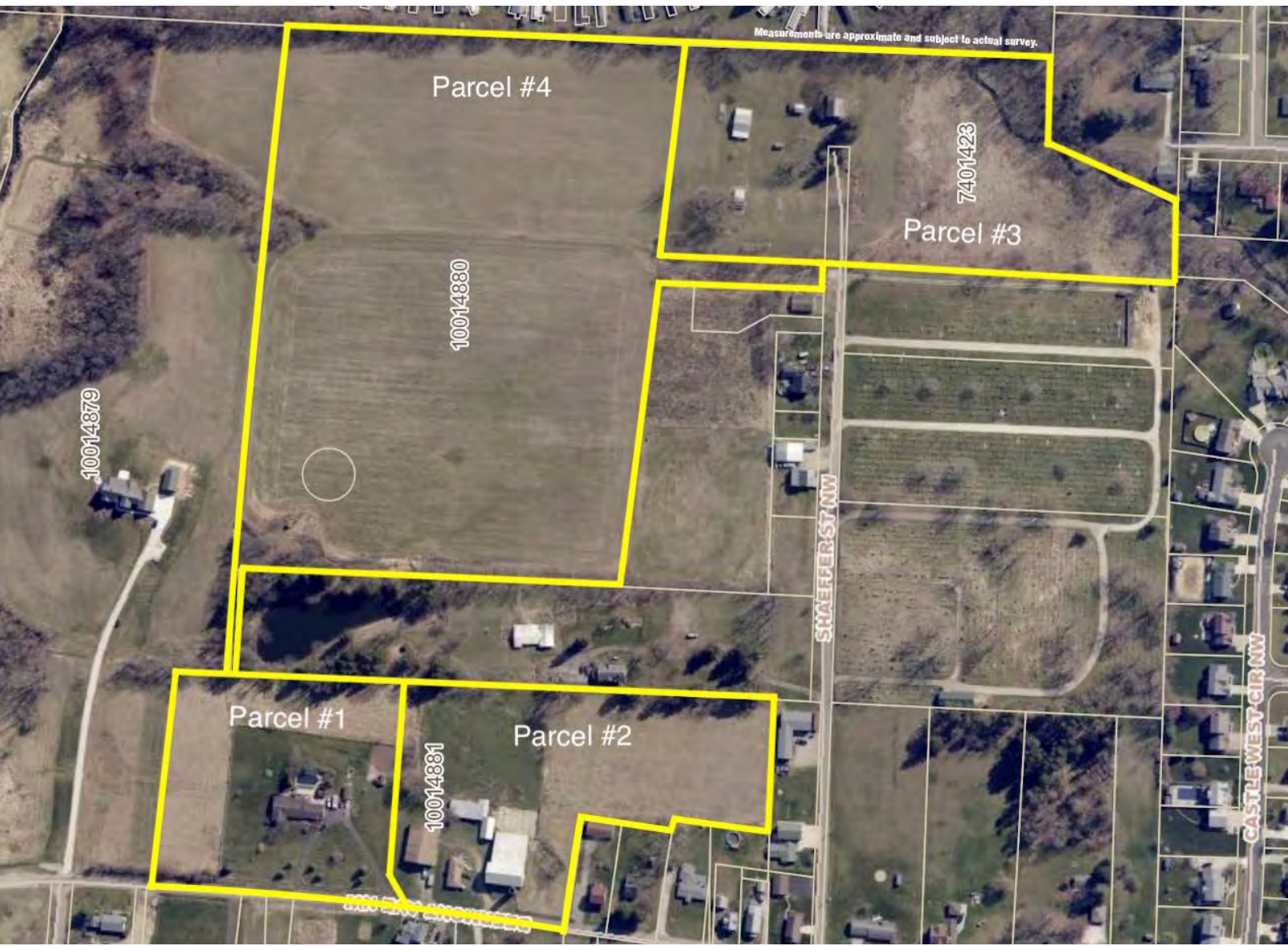


# ABSOLUTE AUCTION

SATURDAY, OCTOBER 26, 2024, 10:00 AM  
 OPEN HOUSE: MON. OCT. 21, 2024, 4:30-6:00 PM



REAL ESTATE



**LIVE AUCTION WITH ONLINE BIDDING**

**ALSO SELLING:** Case 1490 loader tractor, diesel, show 383 hrs., 1 remote, 12spd, 6 ft. bucket & forks; 2006 Dodge Stratus, 4-door, 1B3EL46X06N170560, 126k miles, needs work, runs; Yard Machine leaf blower; TroyBilt flex mower and leaf blower; Craftsman rear tine tiller; loads of hardware and building supplies; pallet of ice melt; small kitchen appliances; pots & pans; 20ft. extension ladder; step ladders; bench grinder; belt sander; loads of kids toys and power wheels; coolers; shop supplies and oil; household furniture; rope; ratchet straps; '06 F350, trans, 80k miles; Christmas décor; wall décor; extension cords; shelving; wheelbarrow; patio furniture and swing; sandstone water trough; bandsaw; 6hp self-propelled push mower; E-Track; trailer tires, ST 225/75R16, 205/75R15; mini fridge; bird house; hammock; 3" Craftsman chipper; lighted hutch; John Deere push mower; fire hydrant; beach cruiser bike; power tools; trailer lights; scrap metal; many items not mentioned, anything could turn up!



**JACOB WHITACRE**  
 AUCTIONEER/REALTOR®  
 330.417.9123  
 jwhitacre@kikocompany.com



**PETER R. KIKO SR.**  
 AUCTIONEER/REALTOR®  
 330.705.5996  
 peter@kikocompany.com

**35 ACRES OFFERED IN 4 PARCELS**

Also Selling: Case Tractor, Tools, HH



1444 DEERMONT AVE. NW,  
 MASSILLON, OH 44647

**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.



Information is believed to be accurate but not guaranteed.  
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Scan for auction details, including directions.

Absolute Auction. All sells to the highest bidders on location.





### REAL ESTATE

35 acres gently rolling land offered in 4 parcels. Quality 4-bedroom brick ranch, 4,000 sq. ft. shop, bank barn, secluded countryside building site with productive farmland and a turn of the century farmhouse with city sewer. This property has something to offer for all buyers alike, an exciting opportunity. Come look it over for yourself. All mineral rights owned by seller to transfer. Parcel #10014880, #10014881, and #7401423. Half year taxes are \$3,150 of entirety.

### PARCEL 1

4.1 acres with brick ranch home featuring a custom kitchen with dinette area and breakfast bar, formal dining room, formal living room, family room with fireplace and doors leading to covered patio and in-ground pool. 4 bedrooms including a master suite, 2 full baths, guest half bath and laundry leading to attached 2-car garage. Full walkout basement with rec room. Natural gas furnace. Central A/C, 200-amp electric, well, septic, RV hookup. Approx. 460' frontage. A must see, all on a beautiful country setting!

### PARCEL 2

5.7 acres with 54' X 74' pole barn, 14' ceilings, turn of the century bank barn, 2-car garage, hog barn, fenced pasture, well water, future building site, approx. 320' frontage. Perfect hobby farm!

### PARCEL 3

7.5 acres with farmhouse and outbuildings. Home features scenic wraparound porch leading to large living room with wood burning stove, dine-in kitchen, 1 bedroom, and 1.5 baths. 2nd level includes 2 bedrooms, kitchenette, living room, and full bath with separate entrance (perfect mother-in-law suite). Full basement with laundry and gas furnace, well water, and city sewer. Home is in need of renovations and redecorating to make your own. 480' frontage.

### PARCEL 4

18 acres open farmland, rolling topography, 50' frontage on Shaeffer St. private setting, scenic views. Adjoins parcel 1 & 3. Walk 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. Property to be offered as a Multi Par auction and sold whichever way it brings the most.

**AUCTION BY ORDER OF**  
Larry Paul

