



# AUCTION

Russ Kiko Associates Inc. Auctioneers • Richard T. Kiko Agency, Inc. Realtor  
2722 Fulton Drive. NW, Canton, OH. 44718 • (330) 455-9357



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**TUESDAY - AUGUST 12, 2014 - 6:00 PM**

**REAL ESTATE SELLS FIRST**

## *Attention Horse Enthusiasts*

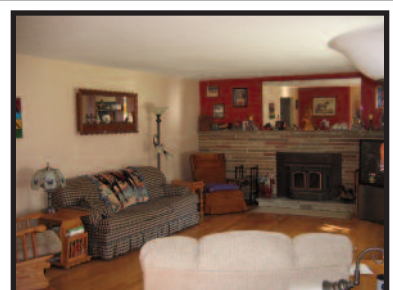
**Quality Spacious Brick Ranch Home and 124'x124' Morton Horse Barn With 50'x124' Indoor Arena & 39 Stalls – Bank Barn With 8 Additional Stalls – Great Income Potential - Approx. 1 hour or less from Thistledown, Mountaineer, Northfield and the New Track in Austintown – Close to I-77 - 28 Acres Total – Sold in 2 Parcels – Gas & Oil Rights Sold Separate**

***Also Selling Tractor – Misc. Equipment***

Owners relocating, Absolute auction, all sells to the highest bidder on location:

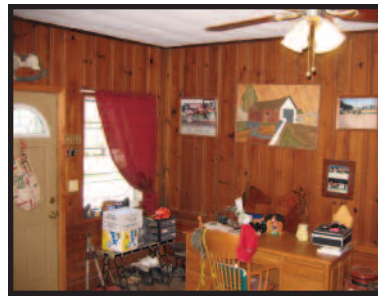
**3615 WAYNESBURG DRIVE SE CANTON, OHIO 44707.**

**Directions:** From I-77, take US Rt. 30 east 2mi to St. Rt. 43, then south 2mi to Waynesburg Dr., then left to auction. Watch for **KIKO** signs...



**LEADING THE AUCTION INDUSTRY SINCE 1945**





**Parcel #1:** Brick Ranch on 6 acres with board fence – Built in 1957 – 1860 sq. ft. plus a finished basement – features kitchen with many updates including; counters, backsplash, ceramic tile, and appliances. Lovely dining room with ceramic tile floors and sliding doors to rear deck – open front living room with picture window and wood burner insert – 4 bedrooms with oak flooring and 2 full bathrooms – finished entry room and office between kitchen and 2-car glazed tile garage – full finished basement with knotty pine walls, fireplace and full shower bath – other large room, laundry room & fruit cellar – electric radiant heat – deep water well - 124'x124' Morton Horse Barn with center indoor arena with (20) 10'x12' stalls and (19) 12x12 stalls – double row stalls and concrete alleys – 30x48 bank barn with 8 stalls on the lower level plus hay and grain storage on main level - Beautiful shade trees and fantastic views

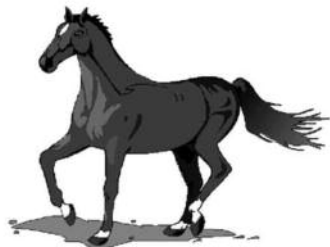
**Parcel #2:** 22 acres vacant land – fenced pasture - 390' frontage on Waynesburg Rd. – Rolling and scenic grasslands with view

**Parcel #3:** Landowners gas & oil rights with existing lease with Chesapeake – no present royalty – sold by the acre choice – 3A: 6 acres or 3B: 22 acres

**TERMS ON REAL ESTATE:** 10% down auction day, balance due at closing. Buyer's premium of 10% to be added to the final 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.

**Contents:** Ford 3000 tractor with Allied loader – 3pt 5' King Cutter brush hog – 6' back blade – Bolens lawn tractor w/ Belly mower – New Idea manure spreader, ground driven – 3pt 12" auger – slant load 2 horse Moritz trailer

**TERMS ON CHATTELS:** Cash, Check, Debit Card, Visa or MasterCard with proper ID auction day. 4% buyer's premium on all sales with 4% waived for cash.



**AUCTIONEER/REALTOR:**

Russell T. (Rusty) Kiko, Jr., C.A.I., ext 115, 330-495-0923

**REALTOR:** Stephanie L. Kandel, ext 116, 330-705-9880

**AUCTION BY ORDER OF:** William and Terri MtPleasant

