



# AUCTION

LEADING THE INDUSTRY SINCE 1945

Wednesday – December 14, 2016 – 12:00 PM  
Real Estate Sells First!

## 48-Acre Farm To Be Offered In 3 Parcels

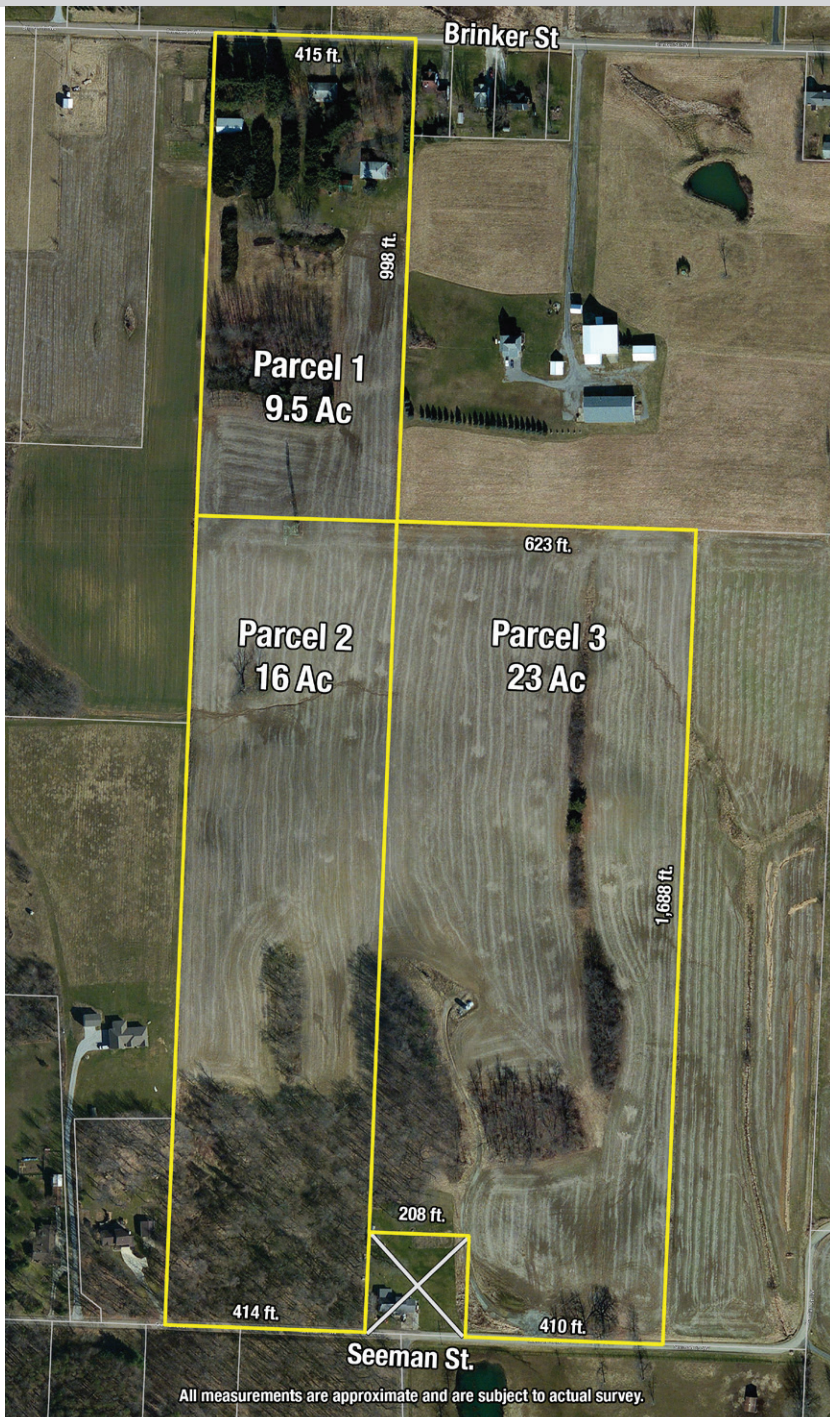
### HAROLD MASTERS ESTATE

2-Bedroom Ranch Home – Ranch Duplex – 30 x 50 Pole Barn – Bethlehem Twp.  
Stark County – Fairless Schools – Also Selling: Ford 3910 Diesel Tractor  
JD 440 Crawler – Equipment – Tools – Household

All sells to **SETTLE THE ESTATE** on location:

**4730 Brinker St. SW, Navarre, OH 44662**

**Directions:** From Canton, OH take I-77 south to the Fohl Rd. exit, go west to Shepler Church Ave. then south to Brinker St. SW and east to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



**330.455.9357 • kikoauctions.com**





**KIKO AUCTIONEERS**

2722 Fulton Dr. NW, Canton, OH 44718  
kikoauctions.com

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**Members – State and National Auctioneers Association**



**REAL ESTATE** features 48 acres gently rolling land with good elevation. Frontage on Brinker St. and Seeman Rd. Mineral rights transfer. Majority open farmland, balance wooded. Improvements include a two-bedroom ranch style home with full basement, oil heat and central A/C. One-car garage. Nice setting. Also included is a ranch-style duplex with two bedrooms each side. Separate utilities. Two-car garage plus carport. Presently rented for \$250 and \$400, with separate drive from home. Out-building includes a 30 x 50 pole barn ideal for storage or live-stock. Stately trees. Great setting. Convenient location!

**FARM TO BE OFFERED AS FOLLOWS:**

**PARCEL #1:** Approx. 9.5 acres w/ranch home, duplex, and pole barn. Stately trees, 400 ft. frontage on Brinker St.

**PARCEL #2:** Approx. 16 acres majority open farmland, balance wooded. Good elevation (adjoins Parcel #1) 400 ft. of frontage on Seeman Rd.

**PARCEL #3:** 23 acres majority open farmland, balance wooded. Good elevation with panoramic views. Existing driveway, 400 ft. frontage on Seeman Rd. (adjoins Parcel #2).

**NOTE:** Parcels will be offered separate and together and will sell whichever way brings the most. Bank financing available to qualified bidders. Call today for details on how to use your present home to buy at auction. Walk the land at your convenience. Home and duplex open for inspection two hours prior to bidding.

**TERMS ON REAL ESTATE:** 10% down auction day, balance due at closing. There will be a 10% buyer's premium added to the final bid to determine the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct.

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**FARM EQUIPMENT:** Very nice Ford 3190 diesel tractor, 3pt, PTO, PS, only 2,062 hrs. – JD 440 diesel crawler loader – Woods 5ft brush hog – HD Woods 3pt 7ft rear blade – Woods RM 600 5ft 3pt finish mower – Danhauser 3pt post hole digger – 3pt 6ft landscape rake – Gas Trac Vac with trailer – single axle utility trailer – Jari walk-behind cutter bar – aluminum extension ladder – double grinder – portable air compressor – vise – 100 gallon fuel tank on stand – hydraulic log splitter with tractor hydraulic hoses – hand tools – misc. items

**FURNITURE/HOUSEHOLD ITEMS:** Bavaria dinner set, service for 12 – kitchenware – 6-chair Windsor style dinette – iron patio set with glider – Vizio 50in. flat screen TV – lamp table – entertainment center – sofa – 2 end tables – coffee table – Christmas décor – 2 Navy blue pride electric lift chairs – queen size oak bedroom suite with mattress – 2 vacuums – double bed and wood frame – linens/towels – Formica dinette table and 6 chairs – Amana electric dryer – Speed Queen washer – Kawai electric keyboard – misc. household items

**TERMS ON CHATTELS:** Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card accepted. 4% buyer's premium on all sales; 4% waived for cash or check. Information is believed to be accurate but not guaranteed.

**AUCTION BY ORDER OF:** Kay Ellen Hochbein, Executrix for the Harold E. Masters Estate, Stark Co. Probate Case #227150

**AUCTIONEER/REALTOR:** Peter R. Kiko, 330-705-5996

**REALTOR:** Kristen Kiko Yard, 330-234-7110



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