



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**WEDNESDAY – APRIL 12, 2017 – 5:30 PM**

## 42.83 Acres Vacant Land

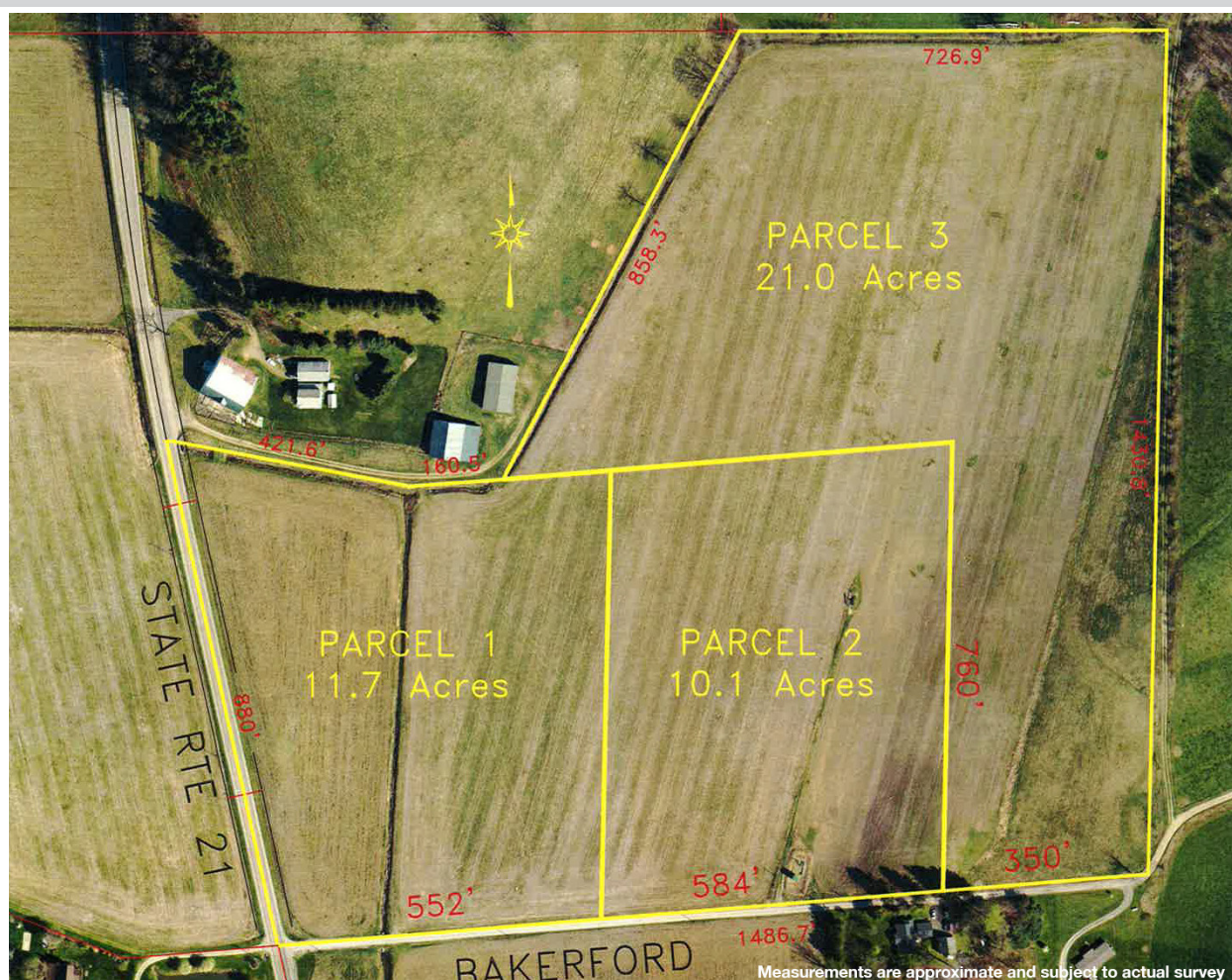
**OFFERED IN 3 PARCELS – OPEN TILLABLE LAND**

Ideal Home Sites – Gas/Oil Rights - No Zoning - 2,016' Total Road Frontage  
Stark County – Bethlehem Twp. – Fairless Local Schools

**ABSOLUTE AUCTION**, All sells to highest bidder(s) on location:

**ERIE AVE. (SR 21) & BAKERFORD RD., BEACH CITY, OH 44608**

**Directions:** Take SR 21 (Erie Ave.) south of Navarre, OH or north of RT 212 to property. For GPS use 11084 Erie Ave. SW, Beach City, OH 44608. Watch for KIKO signs.



Measurements are approximate and subject to actual survey  
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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Offered In 3 Parcels – Open Tillable Land  
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Stark County – Bethlehem Twp.  
Fairless Local Schools



**Members – State and National Auctioneers Association**



**ENTIRETY:** 42.83 acres vacant land located on the corner of Erie Ave. and Bakerford Rd. Nice level farm land with hilltop views in the back and many ideal building sites. 880' frontage on Erie Ave. and 1,136' frontage on Bakerford Rd. Half CAUV taxes are \$536.71. All mineral rights owned by the sellers will transfer.

### PROPERTY TO BE OFFERED AS FOLLOWS:

**PARCEL #1:** 11.7 acres of open land with nice building sites. 880' frontage on Erie Ave. and 552' frontage on Bakerford Rd.

**PARCEL #2:** 10.1 acres of open land with nice building sites. 584' frontage on Bakerford Rd.

**PARCEL #3:** 21 acres of open land with nice hilltop building sites. 350' frontage on Bakerford Rd.

**NOTE:** Parcels will be offered separate and together, selling whichever way brings the most. Walk parcels over at your convenience. Great opportunity, take advantage! Call Jeff Kiko with questions on how to purchase.

**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, which goes to the seller. 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:** Dwight & Diane Hartline

**AUCTIONEER/REALTOR:** Jeff R. Kiko, 330-206-1079 or jeffkiko@kikocompany.com



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