



AUCTION

LEADING THE INDUSTRY SINCE 1945

Saturday – April 22, 2017 – 11:00 AM
Real Estate Sells First!

48+ Acres With Brick Ranch Home

BUILT IN 2006 – BEAUTIFUL HILLTOP SETTING

Pond – Pole Barn – Offered In Parcels & As Entirety – Sandy Twp. – Tuscarawas Co.
Sandy Valley Schools – Also Selling: JD Compact Loader Tractor – Backhoe
Attachment – Ventrac Tractor & Attachments – Equip. – Furniture

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

5932 Jennie Brick Rd. NE, Mineral City, OH 44656

Directions: Take SR 800 south of SR 183 to Jennie Brick Rd. and left to auction. Watch for KIKO signs.

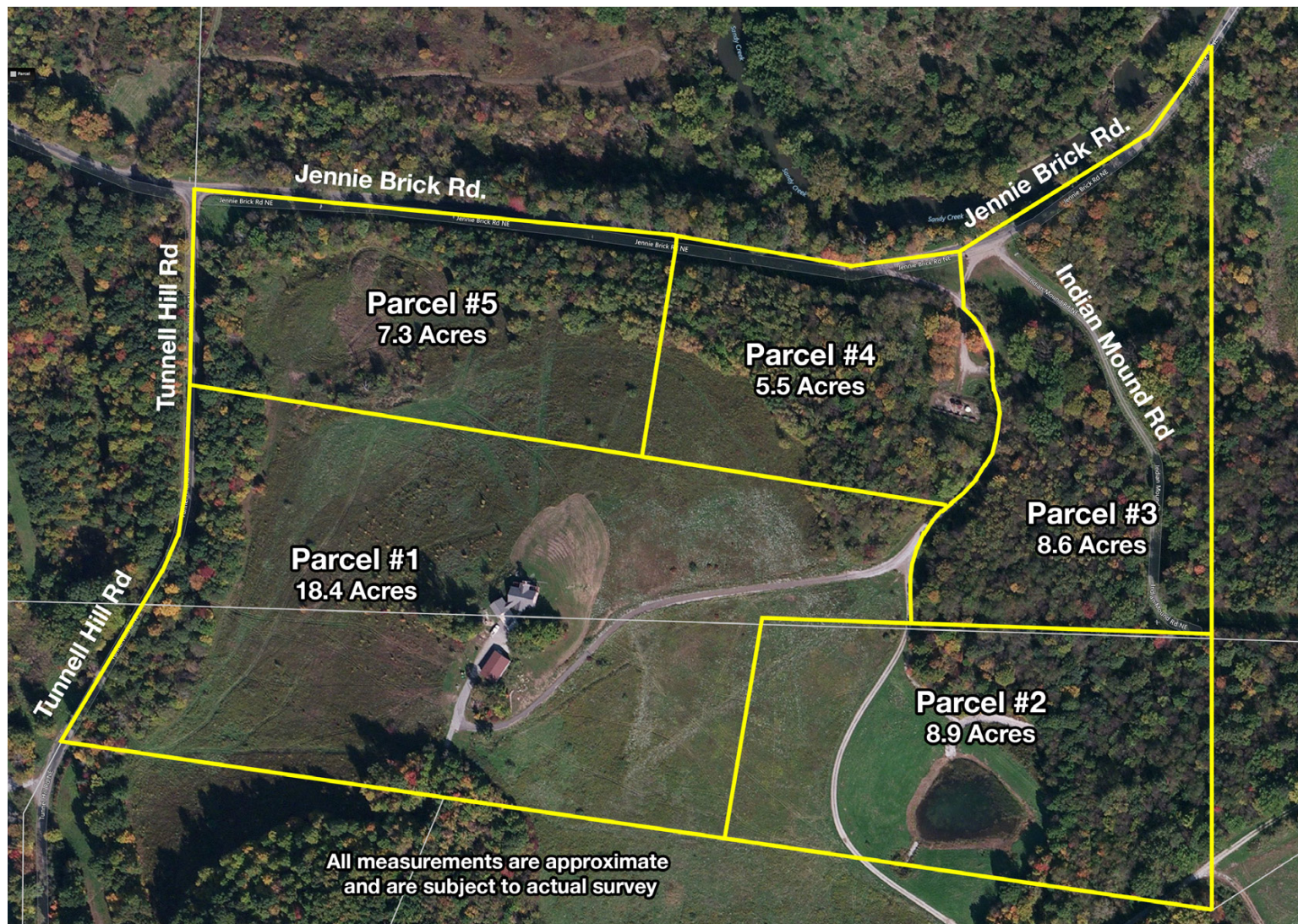


Information is believed to be accurate but not guaranteed.



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OPEN HOUSE PREVIEW: Wed. Apr. 12 from 4:00-6:00 PM

Features a quality brick ranch home built in 2006. Main floor has a great room w/fireplace and wood cathedral ceiling, nice maple kitchen w/appliances, dining area, owner's suite w/full bath & walk-in closet, half bath, large pantry & main floor laundry. Finished walk-out lower level having large family room, 2 bedrooms, and a full bath. Home has LP gas FA furnace, central air, tankless hot water heater, security system, well & septic. Attached 2-car garage & asphalt drive up the hill. Also, nice 32' x 54' pole barn w/concrete and (3) overhead doors. Land is part open & part wooded, plus stocked pond with drilled water well. Property offered as follows:

PARCEL #1: 18.4 acres with home and pole barn, frontage on Tunnel Hill Rd., plus driveway easement off of Jennie Brick Rd.

PARCEL #2: 8.9 acres with stocked pond with water well. Frontage on Indian Mound Rd. with driveway easement off of Jennie Brick Rd.

PARCEL #3: 8.6 acres mostly wooded with double road frontage on Indian Mound Rd. (very primitive) and frontage on Jennie Brick Rd.

PARCEL #4: 5.5 acres wooded & open land w/frontage on Jennie Brick Rd.

PARCEL #5: 7.3 acres wooded & open land. Cover tract w/frontage on Jennie Brick & Tunnel Hill Rd.

NOTE: Parcels offered separately and together and sells the way it nets the most. Open house preview Wed. Apr. 12 from 4:00-6:00 PM. Terrific location, just minutes from Canton, Dover & New Philadelphia.

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 inspec-

tions 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.

TRACTORS – EQUIP. – TOOLS: 2012 JD 4120 diesel tractor, 4x4 power reverser, with JD 400X leader, 350 hrs., one owner – JD 485 backhoe attachment w/ Brotek thumb, like new – set pallet fork attachments – 2013-2014 Ventrac 4500Y tractor, 25 HP diesel Kubota engine, duels, 650 hrs., one owner – Ventrac contour mower, 84" – Ventrac Tough Cut brush mower – Ventrac whole-house generator – Ventrac stump grinder – Ventrac 72" front blade – Ventrac slip scoop – Land Pride RBT 1584 tilt & swivel 3pt. blade – Land Pride rotary mower RCR 1872, 3pt. (used twice) – Rock Jaw scissor stone lift – electrical & lighting hardware – motorcycle tire changer – some tools – wood & steel shelving – etc.

FURNITURE – MISC.: Anthro sit/stand desk – glass-top computer desks – office equip., scanners, printers, computers – 55" Samsung 3D HD TV – Bunn comm. coffee maker – misc. household goods – etc.

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: Timothy Wolfe

AUCTIONEER/REALTOR: Matthew P. Kiko, AARE, 330-327-9617, mattkiko@kikocompany.com

REALTOR/BROKER: James Pietro, 330-447-6497

REALTOR: Landon Kamban, 330-556-8807



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