



AUCTION

LEADING THE INDUSTRY SINCE 1945

FRIDAY – APRIL 7, 2017 – 12:00 PM
REAL ESTATE SELLS AT 12:30 PM

3-Acre Horse Or Hobby Farm

STARK CO. – LAWRENCE TWP. – TUSLAW LSD

Also Selling: IH Farmall A – John Deere 325 Mower
Tools – Household Items

Absolute auction, all sells to the highest bidders on location:

11290 FORTY CORNERS RD. NW, MASSILLON, OH 44647

Directions: From OH 21 north of Massillon head west on Forty Corners Rd. one half mile to auction OR from 93 head 1.6 miles east on Orrville St. to Forty Corners Rd. to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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REAL ESTATE: Very clean three-bedroom home with over 1,300 sq. ft. and two-car attached garage. Breezeway entry from garage into home. Main floor features large eat-in kitchen, formal living room with fireplace, two bedrooms with hardwood floors, and full bathroom. Upstairs bedroom has multiple storage closets, attic access, and hardwood floors. Full basement has laundry and shower. Great elevated setting with a view. Ideal for homesteaders with garden area and potential pasture area. Half year taxes are \$1,005.74. Stark Co. parcel #2401308.

NOTE: Home will be open for viewing two hours prior to bidding. Watch for off-site parking signs auction day. Private financing available call Auctioneer Peter Kiko for details.

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.

TRACTOR – TOOLS: IH Farmall A with Woods 5ft. belly mower and hydraulic lift – John Deere 325 Hydro 18HP, 48" deck, 631 hrs. – John Deere pull-type lawn sweeper – Push mower – Hand tools – Step ladder – Gas cans – 10x14 tarp – Wood extension ladder – Chicken feeders/waterers – Misc. tools.

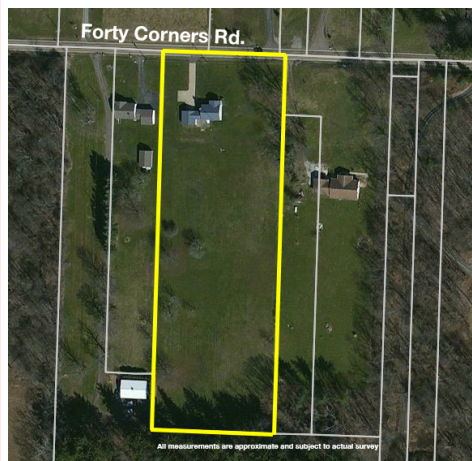
HOUSEHOLD – COLLECTIBLES: Like-new Frigidare 40" electric range – Like-new Maytag electric refrigerator/freezer – Maytag electric dryer – Old lantern – Canning jars – Oak table w/ 5 presses-back chairs and two leaf inserts – Kitchenware – (2) upholstered living room chairs – (2) wood end tables – Retro blue couch – Coffee table with marble top – China glassware – Figurines – Doilies – Oak platform rocker – Oak TV stand – Hoover sweeper – Twin bed with bookcase headboard and matching dresser with mirror – Christmas décor/wreathes – Christmas trees – Portable sewing machine – Oak sewing rocker – Footstool – Oil lamp – Hall tree – Cuckoo clock – Antique wood park bench – Retro dining table with six chairs – Metal bar cart – Oak two-drawer file – Early wood desk with chair – Retro coffee table – Cold packer – Dehumidifier – Collectibles – Misc. household items.

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. Information is believed to be accurate but not guaranteed.

AUCTION BY ORDER OF: Ralph Rudolph & Janet Stauffer

AUCTIONEER/REALTOR: Peter Kiko, 330-705-5996 or peter@kikocompany.com

REALTOR: Kristen Kiko Yard, 330-234-7110 or Kristen@kikocompany.com



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