



AUCTION

LEADING THE INDUSTRY SINCE 1945

**SATURDAY – JULY 22, 2017 – 11:00 AM
REAL ESTATE SELLS FIRST!**

Wild Trust Auction

PRIVATE GATED ESTATE

Quality Brick Raised-Ranch Home On 21.74 Acres
12-Car Attached Garage – Finished Shop Building
Pool – Pond – Plus Adjoining 17.23 Acres Vacant Land
Perry Twp. – Stark Co., OH – Perry LSD
Also Selling: Tractor – Equipment – Boat – Tools

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

5755 LAUREL LANE ST. NW, CANTON, OH 44708

Directions: Take Tuscarawas St. west of Canton or east of Massillon to Perry Dr., go north on Perry Dr. to 12th St., then west on Laurel Lane St. and north to auction. Watch for KIKO signs.



AUCTION #1: Features a stately brick home situated on 21.74 acres with a chain-link fence and automatic gate. Home was built in 1977 and has approx. 3,896 sq. ft. of living space. Main floor has a cherry kitchen, family room w/ fireplace, formal living room, formal dining room, 4 bedrooms, and 2 full baths. Cherry woodwork, 4" crown molding, and new carpeting throughout. Lower level has a den, rec room w/ wet bar and built-in cabinets, 3/4 bath, 6-car garage, plus additional 6-car finished garage. 2 gas FA furnaces (new 2016), central AC, public sewer, and well. Nice inground pool (new a couple of yrs. ago) with new heater (2017) and huge concrete patio. Pool house with half bath and storage area. Large 43' x 80' shop building to rear; all finished, 12' overhead doors, 13' ceilings, Carrier gas furnace, office, steel interior, plus lean-to for storage. Stocked pond, security system, circle driveway, and park-like setting with pinoak trees. Beautiful property in a terrific location! Move in and enjoy! Frontage on Laurel Lane St. cul-de-sac and 12th St. Perry LSD.



AUCTION #2: Adjoining 17.232-acre vacant tract. Frontage on 12th and Brunnerdale. Possible development potential.

NOTE: Parcels will be sold separately and not offered together. Buy one or both.

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.

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SELLING IMMEDIATELY FOLLOWING THE REAL ESTATE: MF 235 gas tractor, turf tires, 3 pt., PTO – Toro Z-Master mower, 685 hrs. – EIDeBo 14' electric pontoon boat w/ trailer – Land Pride 8' finish mower, 3 pt. York rake, and 72" rotary mower – 3 pt. post-hole digger – 8' 3 pt. flail mower – Land Pride 25 3 pt. angle blade w/ dolly wheel – Werner 10' ladder – Fiberglass ext. ladder – Stepladders – Shop vac – Floor jack – Eagle 4-post drive-on auto lift, 7,000 lb. cap – Craftsman stack toolbox – Craftsman wrenches & hand tools – Hardware – Delfield SS freezer & refrigerator – Perlick beer keg cooler – Shop lights – Elec. blower – Misc. tools – Etc.

TERMS ON CHATELS: 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 #1 AND CHATELS BY ORDER OF: Al Neifert Trustee of the Gottfried Scott Wild Trust

AUCTION #2 BY ORDER OF: Hillsdale Investment Corp.

AUCTIONEER/REALTOR Matthew P. Kiko, AARE, 330-327-9617



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