



AUCTION

LEADING THE INDUSTRY SINCE 1945

SATURDAY – MAY 20, 2017 – 10:30 AM
REAL ESTATE SELLS AT 11:00 AM

144 Acres Open & Wooded Land With Farmhouse & Buildings

WESTERN RESERVE LAND CONSERVANCY EASEMENT, CONSERVING FARMS & NATURE

Sells In Its Entirety – All Mineral Rights Owned By Seller To Transfer
Osnaburg Twp. – Canton Local Schools – Stark County

Also Selling 4 Generations Of Accumulation:

Ford 4610 Tractor With Loader – 3 Pt. Equip. – Farm Related Items
Loads Of Antiques & Antique Furniture

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

5549 WESTFALL ST. SE, WAYNESBURG, OH 44688

Directions: From Canton, OH take RT 30 east of I-77 to OH 43 and south 4.5 miles to Baum St. Go east on Baum to Waynesburg Dr., right to Westfall Dr., and left to auction. Watch for KIKO signs.



Real estate features 144 acres of scenic open and wooded land with rolling hills and an abundance of wildlife. Home has a country kitchen with pantry, dining room, lg. living room, and bathroom on the main level. Second level has three bedrooms and walk-up floored attic storage. Divided basement with free limited gas and backup modern oil furnace. 1.5-car attached garage. Updates to home include: 2009 electric breaker box with extra box for a backup generator and 2009 vinyl siding on the farmhouse. 48'x66' bank barn, 18'x28' equipment building, and 6'x10' chicken coop. Property is under the Western Reserve Land Conservancy easement program, which is to preserve agricultural land for many years to come. Stark County Parcel #3800110, #3800035, #3800036, #3800037, #3800045, and #3800167. Call for permission to walk the land. Home and buildings open for inspection auction day only starting at 9:00 AM. Home has been vacant for 14 years, needs updating. See www.kiko-auctions.com for full details and drone video.

TERMS ON REAL ESTATE: 15% 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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330.455.9357 • kikoauctions.com





TRACTORS – 3 PT. EQUIP. – FARM ITEMS: Ford 4610 tractor with 7210 loader, hi/low 8 spd., 1,066 hrs. – Woods MD172 brush hog – Farmall plow – Befco MZ 3 pt. post hole digger – Farmall Super A tractor w/ sickle bar mower – Bale feeders – Buck rake – (19) 16'x4' goat panels – Wash tubs – Yard tools – Rear-tine tiller – (2) Power King tractors – 4x6 trailer – Wooden-spoke wagon wheel – Round treated fence post.

FURNITURE Cherry pie safe base w/ glass double-door top, 8' – Early dry sink – Early gas stove – Blind door cupboards – End stands – Cherry lift-top commode – Blanket chest – Hump-top trunks – Flip-top game table – (2) high-back single bed – Dovetail dresser – Victrola – Spoon-carved dbl. bed - Spoon-carved dresser w/ mirror – Knock-down wardrobe – Victorian mirrored back dresser – Step-back chest – 6.5' blind door cupboard – 1-pc. 6.5' corner cupboard, 16 pane – 9x13 oriental rug – 9x12 rug – Early night stand – Marble-top stand – Antique organ – Oak chest – Treadle sewing machine.

ANTIQUES: Slag-glass lamp – Glassware – Iron stone – Schoenhut toy piano – Candle molds – dbl. wind wall clock – Early baskets & lamps – Deco style lamp – Gas powered airplane – Oil lamps – Rolling pins – Farm primitives – Western saddle – Butter churn – Crocks – 13-gal. crock – Stoneware – Chick waters – 1940s license plate – Jars – Loads of chairs – Cast-iron tub.

NOTE: Home and buildings are packed; anything could turn up!

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 BY ORDER OF: Leo Summers

AUCTIONEERS/REALTORS: John D. Kiko, AARE, CAI, ext. 122 & Jack W. Kiko, 330-206-0174



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