



AUCTION

LEADING THE INDUSTRY SINCE 1945

**SATURDAY – MAY 20, 2017 – 11:00 AM
OPEN HOUSE:**

WEDNESDAY – MAY 10, 2017 – 4:00-6:00 PM

Exciting Real Estate Auction

75-ACRE FARM – BEAUTIFUL LOG HOME

Pole Barns – Pond – Springs – Pastures - Woods With Marketable Timber

Free Gas – 50% Mineral Rights

Jefferson Twp. – Tuscarawas County, OH - Stone Creek Area

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

5693 HAVERS RD. SW, NEWCOMERSTOWN, OH 43832

Directions: Take I-77 south of New Philadelphia or north of Cambridge to the Stone Creek exit (#73), go just west of Stone Creek Rd., then south to Havers Rd., and west to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



330.455.9357 • kikoauctions.com



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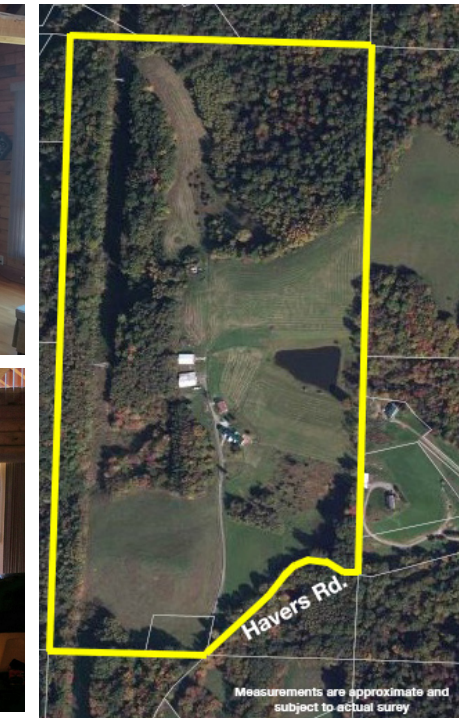
Approx. 75.867 acres total. 50% owned mineral rights to transfer. Beautiful 3,404-sq.-ft. log home built in 1998. Open floor plan with remodeled kitchen (2 yrs. ago) with hickory cabinets, quartz countertops, Cooks Delight gas stove w/ elec. oven, dining area, and SS appliances. Great room has a cathedral ceiling, oak hardwood floors, and stone fireplace. Rear sunroom, one large bedroom w/ private bath & walk-in closet and hobby room, 1 additional bedroom, half bath, and laundry complete the main level. Second story has a large owner's suite w/ full bath, walk-in closet, balcony and cathedral ceiling, plus a large upstairs rec room. Basement having a gas FA furnace (free gas), central AC, water well (420' deep), and septic. Attached 3-car heated garage, security system, backup natural gas generator, rear paver patio w/ auto, awning, and beautiful covered front porch. New steel roof 5 yrs. ago. Very clean, well maintained home. Outbuildings include a 28x40 insulated workshop w/ gas line installed, 46x72 Morton pole barn w/ concrete & electric, and 40x65 pole barn w/ part concrete floor. 1-acre stocked pond w/ catfish, etc. Several pastures, each w/ own spring-fed concrete water trough. Woods w/ some marketable white oak & cherry. Beautiful setting w/ long asphalt driveway. Property sells in its entirety. New Philadelphia Schools. Open house preview on Wed., May 10th from 4:00-6:00 PM. You'll love this property.

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: Charles & Shirley Muhs, Trustees

AUCTIONEER/REALTOR: Matthew P. Kiko, AARE,

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