



Explore Your Options

AUCTION

LEADING THE INDUSTRY SINCE 1945

THURSDAY – AUGUST 17, 2017 – 4:30 PM
REAL ESTATE SELLS AT 6:00 PM

Exciting Opportunity – Wetter Family Farm

PICTURESQUE 57-ACRE FARM

Good 5-Bedroom Brick Home – One Owner - Free Gas – Bank Barn
48x68 Pole Barn – Pond – Pastures - Nice Cattle Farm Overlooking Valley
Pike Twp. – Stark Co., OH – Sandy Valley Schools
Also Selling: Antiques – Glassware – Furniture

Owner is downsizing, absolute auction, all sells to the highest bidders on location:
7677 RIDGE AVE. SW, EAST SPARTA, OH 44626

Directions: Take I-77 south of US RT 30 to the Cleveland Ave./SR 800 exit; go south through Canton South to Ridge Ave., then right (south) approx. 2.5 miles to address. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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Real estate features a 57.48-acre farm in picturesque valley with good pastures, nice spring-fed pond, fencing, and tillable ground. Gas well at south end of the farm w/ free gas to the home. Improvements include one-owner brick home with 4 bedrooms and full bath upstairs. Main level has in-law suite with bedroom, kitchenette, living room, and full bath. Also, main kitchen with dining area, fireplace, large living room, and 3-seasons patio enclosure. Full walkout basement with updated gas furnace, central air, laundry area, workshop room, and loads of storage. Nice custom lower level patio overlooking valley. Detached 3-car garage w/ updated overhead doors, new concrete, and block construction. Smokehouse building and large shade trees!

Outbuildings include bank barn w/ machinery addition, rear loafing shed/steam shed and 48x68 pole barn, adaptable to any livestock/equipment storage.

Current taxes are \$787.15 per half year homestead. Nice opportunity here to purchase a well-built home with a great setting.

NOTE: Walk this land at your convenience. Grab flyer from KIKO mailbox at auction location! Home open auction day at 12:00 PM! Call George Kiko, 330-418-1095 for help w/ financing.

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.

FURNITURE - ANTIQUES: Empire dresser - 2 corner cabinets - Laundry table - Drop-leaf table - Parlor table & 2 chairs - Oak dresser - Spinning wheel - Cedar chest - Provincial white king bedroom suite - Banquet lamps - Fenton lamp - Turned leg table - Flat-wall cupboard - Lowboy dresser w/ mirror - Kitchen clock - Cherry dresser - Double bed - Wood butter churn - Kinkadee lamp - Claw-foot desk - Marble-top tables - Altwasser Silesia china set, Germany - Crocks & jug - H.P. china - Dipping salts - Cups & saucers - Hats - Jewelry box - Quilts - Linens - Bedding - Purses - Small oak folding desk - Baskets - Loads & loads of Christmas décor, Halloween décor, large displays, etc. - Lighting - Small mahogany china - Pattern glass - Vases - Cruets - Avon glass - Pitchers - Planters jar - Folding chairs - Shelving - Pictures - Picnic items - Push mower - Garden tools - Solar bird bath fountain - Garden angels - Patio furniture - Wire dog cage - Tupperware - Elec. appliances - Coolers - 6+ vacuum cleaners - File cabinets - Large desk & chair - Tins - Lantern - Stemware - Spinette piano - Q.A. chairs - Sofa.

NOTE: Home is full, anything may turn up! Join us! Lunch stand available.

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.

AUCTIONEER/REALTOR: George Kiko, 330-418-1095 or george@kikocompany.com

