



AUCTION

LEADING THE INDUSTRY SINCE 1945

SATURDAY – SEPTEMBER 23, 2017 – 11:00 AM

Attention Land Seekers & Investors

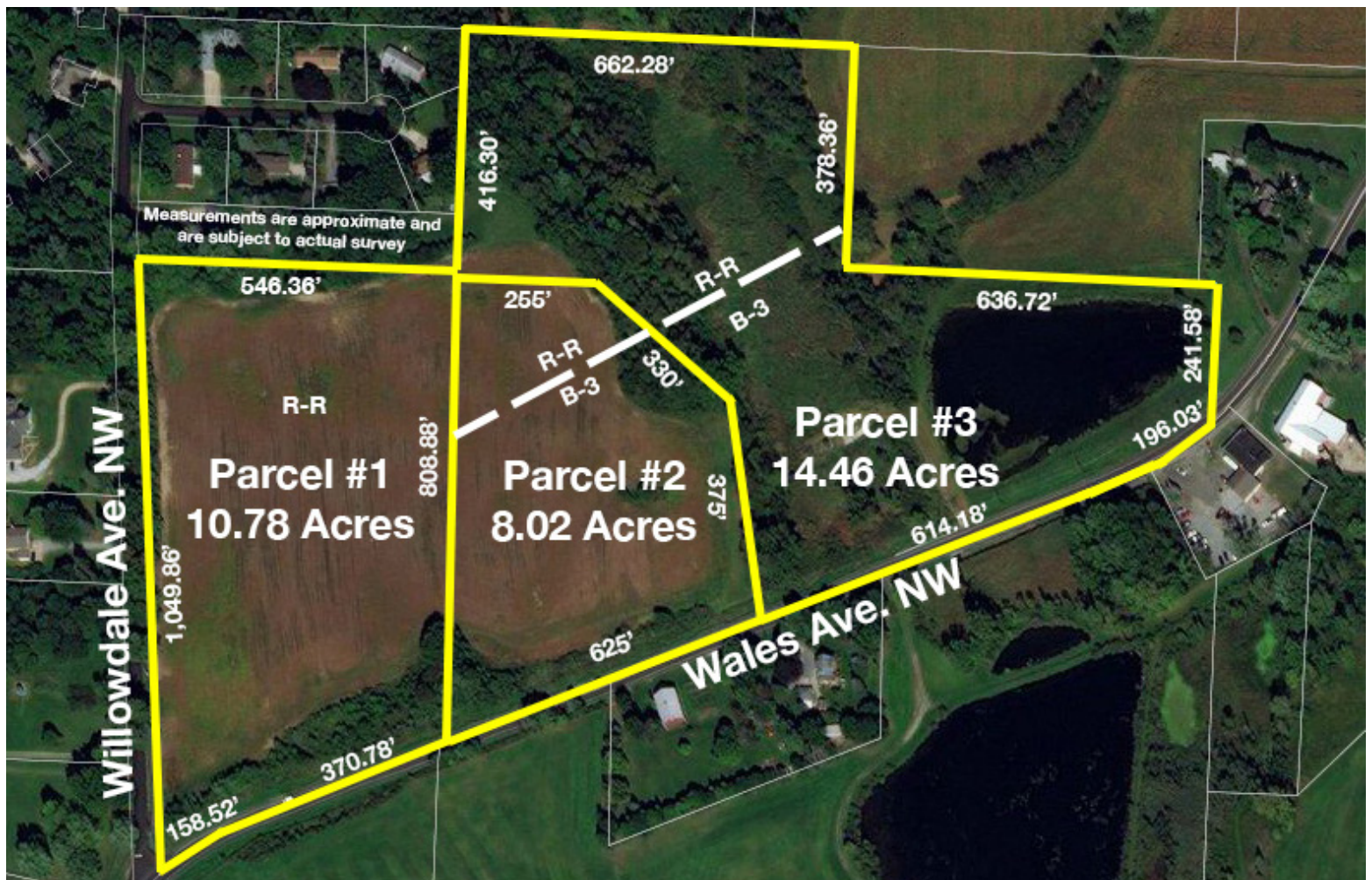
33+/- ACRES – OFFERED IN 3 PARCELS

Ranging From 8+ Acres To 14+ Acres - Sand & Gravel Potential – Pond
Creek – Woods - Zoning Is Rural Residential & B-3 Commercial
Jackson Twp. – Stark County – Jackson Schools

Absolute auction, property sells to the highest bidder(s) on location:

CORNER OF WALES AVE. & WILLOWDALE AVE. NW, NORTH CANTON, OH 44720

Directions: From Portage St. NW and Wales Ave. take Wales Ave. north to auction OR from Wales Ave. and Greensburg Rd. (State St.) go south on Wales to auction. Watch for KIKO signs.



This property offers multiple zoning from rural residential to commercial. There is 33+ acres and will be offered in 3 parcels and then together selling whichever way brings the most. All measurements are subject to actual survey. Gas & oil rights are reserved. This is an ideal location to highways, shopping, schools, and airport.

PARCELS WILL BE OFFERED AS FOLLOWS:

PARCEL #1: 10.78 acres and has over 1,049' of road frontage on Willowdale Ave. and 529' of frontage on Wales. This parcel is zoned rural residential and is rolling in nature and offers sand and gravel potential.

PARCEL #2: 8.02 acres and offers 625' of frontage on Wales Ave. This parcel offers mostly commercial B-3 zoning with some rural residential to the back part of this parcel. This parcel is mostly level and offers sand and gravel potential.

PARCEL #3: 14.46 acres and offers 800' of frontage on Wales Ave. This parcel offers commercial and rural residential zoning. This is an ideal piece of recreational land that has a fishing pond, creek, and woods.

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.

AUCTION BY ORDER OF: Daniel J. Braucher Successor Trustee of the Ben J. Braucher Revocable Trust and the Wilma J. Braucher Revocable Trust

AUCTIONEERS/REALTORS: Randy L. Compton, 330-704-5702 & Lori Kiko, 330-453-9187 ext. 126
Information is believed to be accurate but not guaranteed.



330.455.9357 • kikoauctions.com

