

Real estate comprises nice rolling 176 contiguous acres plus an 11.48-acre parcel down the street. Longtime family owned. Main farm features nice frontage along three roads, nice open tracts, and some wooded parcels in the back. Currently 5 gas/oil wells, income and mineral rights transfer with. Income average approx. \$7,500 the last two years. Farmhouse has 4 bedrooms & possible 5th bedroom/living room suite with full bath and fireplace over the garage addition. Main level has open kitchen w/ dining area, large living room w/ fireplace, formal dining room, full bath w/ laundry, 2 enclosed porches, and two-car attached garage. Full basement. 2 gas FA furnaces w/ one central air. Home has vinyl siding, shingle roof, and vinyl replacement windows. Outbuildings include 38' x 60' steel barn w/ concrete and water hydrant. 40' x 80' bank barn, steel doors & roof, plus 36' x 80' rear block addition. Ideal beef setup. Accommodates nearly any livestock. Corn crib garage, hog barn, milkhouse, and small loafing shed.

Farm offered in parcels & then together, selling whichever way brings the most. Divided as follows:

PARCEL #1: 11.3 acres w/ farmhouse, barn, & buildings mentioned above. Nice setting w/ room to grow.

PARCEL #2: 8.7 acres vacant land. Nice frontage and elevation.

PARCEL #3: 7 acres vacant land. You'll like this parcel.

PARCEL #4: 8 acres vacant land w/ rolling elevation. Nice parcel w/ possible lake site.

PARCEL #5: 12 acres vacant land w/ gas/oil well. Corner parcel. Frontage on Mapleton and Hedge Rose Ave.

PARCEL #6: 27.2 acres open & 1/2 wooded land in back. Gas/oil well. Nice hunting parcel.

PARCEL #7: 36.2 acres open tillable land. Good productive soil w/ gas/oil well out front.

PARCEL #8: 38.6 acres open tillable land in front w/ gas/oil well. Some woods in back. 100' frontage on Mapleton.

PARCEL #9: 29.8 acres open tillable land. Small group mature pine trees. Lots of frontage along Mapleton St.

PARCEL #10: (This parcel will not be offered in entirety with main farm). Parcel #6100806 & #1307959 comprises 11.48 acres open tillable land. Triangular parcel. Frontage along 26th St. SE and Fairport Ave. in allotment. Also has dedicated easement access from Waynesburg Dr. Included is a small parcel on Grovedell St. SE. All minerals owned by seller to transfer subject to leases. Current taxes are \$244.87 per half year for both parcels.

NOTE: All mineral rights owned by seller, including gas & oil royalties, transfer to the buyers with each parcel or entirety! Great opportunity here! Walk this land & woods over at your convenience.

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.

TRACTOR - MOWER - EQUIP: Ford 3930 diesel tractor, very clean, 386 hrs. - Woods 6" 3 pt. brush hog - Tri-axle flatbed equip. trailer, 16' w/ beaver tail & ramps - Nice one-owner JD Z920A zero-turn mower, 60" deck, 23.5HP, 270 hrs. - 3 pt. bale carrier - Early Ontario grain drill - NH 310 square baler - 3 pt. cone fert. spreader - 3 pt. 3-bottom plow - Flatbed hay wagon - Winpower PTO generator model 25/15 - Wall-mount chicken coop - Old tricycles - MF 3 pt. 2-row corn planter - Troy-Bilt horse rototiller - Hand tools - Toolboxes - Friend Air Cadet trail orchard sprayer - Farm hardware - Martin mfg. steer stuffer - Round bale ring - Etc.

NOTE: Small items sell at 11:30 AM, equipment sells immediately after real estate. Join us! It's our pleasure to be conducting this auction for the Gertrude Thouvenin family! Lunch 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.



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Explore Your Options

AUCTION

LEADING THE INDUSTRY SINCE 1945

SATURDAY - DECEMBER 9, 2017 - 11:30 AM
REAL ESTATE SELLS AT 12:00 PM!

Thouvenin Trust - Attention Land Seekers!

Nice 187+ Acre Farm - Picturesque Setting - Woods & Wildlife
Large Farmhouse W/ Addition - Machinery Sheds - Bank Barn W/ Addition
Mineral Rights Transfer W/ Income - 5 Gas/Oil Wells - Offered In Parcels
Osnaburg Twp. - Canton Local Schools - Stark Co., OH
Ford 3930 - JD Z920 Mower - Farm Equip. - Barn Items & Hardware

ABSOLUTE AUCTION, All sells to highest bidders on location:

5221 MAPLETON ST. SE, EAST CANTON, OH 44730

Directions: From I-77 take US RT 30 east to Trump Ave. exit, go south on Trump Ave. to Mapleton St. then east to address.

Watch for KIKO signs.



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