



AUCTION

LEADING THE INDUSTRY SINCE 1945

SATURDAY - DECEMBER 30, 2017 - 11:00 AM

60-Acre Farm To Be Offered In 9 Parcels

OPPORTUNITY PRESENTS

Ideal Country Building Sites - Parcel with Lake - Hobby Farm Parcel
Tuslaw LSD - Tuscarawas Twp.- Stark Co.- Just minutes to Massillon, Canton & Akron

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

11101 GRABER ST. SW, MASSILLON, OH 44647

Directions: From US RT 30 take the SR 241 exit, go north to Greendale Ave. then turn right to auction. Watch for KIKO signs.



**OPEN HOUSE:
SATURDAY - DECEMBER 23, 2017
10:00-11:00 AM**

Real estate features 60 acres majority gently rolling farmland with good elevation, balance is fenced pasture with scenic lake. Improvements include a 3-bedroom, 2.5-bath farmhouse with garage in lower level. Gas heat. Home is comfortable and ready for some updating and redecorating. Outbuildings include a 32x48 pole barn, machinery shed, and an authentic bank barn adaptable to a multitude of uses. Nice setting with stately shade trees. Mineral rights owned by seller transfer. Convenient location. Tuslaw School District.

FARM OFFERED AS FOLLOWS:

- PARCEL #1:** 2.4-acre mini farm with home, pole barn, and bank barn. 265' frontage on Graber St.
- PARCEL #2:** Approx. 10.5 acres majority rolling pasture balance is farmland. Nice setting with scenic lake. Ideal home site. 885' frontage on Greendale Ave.
- PARCEL #3:** Approx. 11.3 acres open farmland. Elevated home site. 50' of frontage on Greendale Ave. Flag-shaped parcel.
- PARCEL #4:** Approx. 5.5 acres open land. 345' of frontage on Greendale Ave.
- PARCEL #5:** Approx. 5.5 acres open land. Approx. 345' frontage on Greendale Ave.
- PARCEL #6:** Approx. 9 acres open land. 50' frontage on Graber St. Flag-shaped parcel.
- PARCEL #7:** Approx. 5.75 acres open land. 362' frontage on Graber St.
- PARCEL #8:** Approx. 5.75 acres open land. 362' frontage on Graber St.
- PARCEL #9:** Approx. 3.67 acres open land. 633' frontage located on south side of Graber St.

NOTE: Parcels will be offered separate bidders choice, in combinations, then as a whole, and will be sold whichever way brings the most. It's rare to find nice-size parcels in Tuslaw School District! Take advantage! Walk parcels over at your convenience! Financing available to qualified buyers. Land is a great investment you'll feel good about! All measurements are approximate and subject to actual survey.

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.

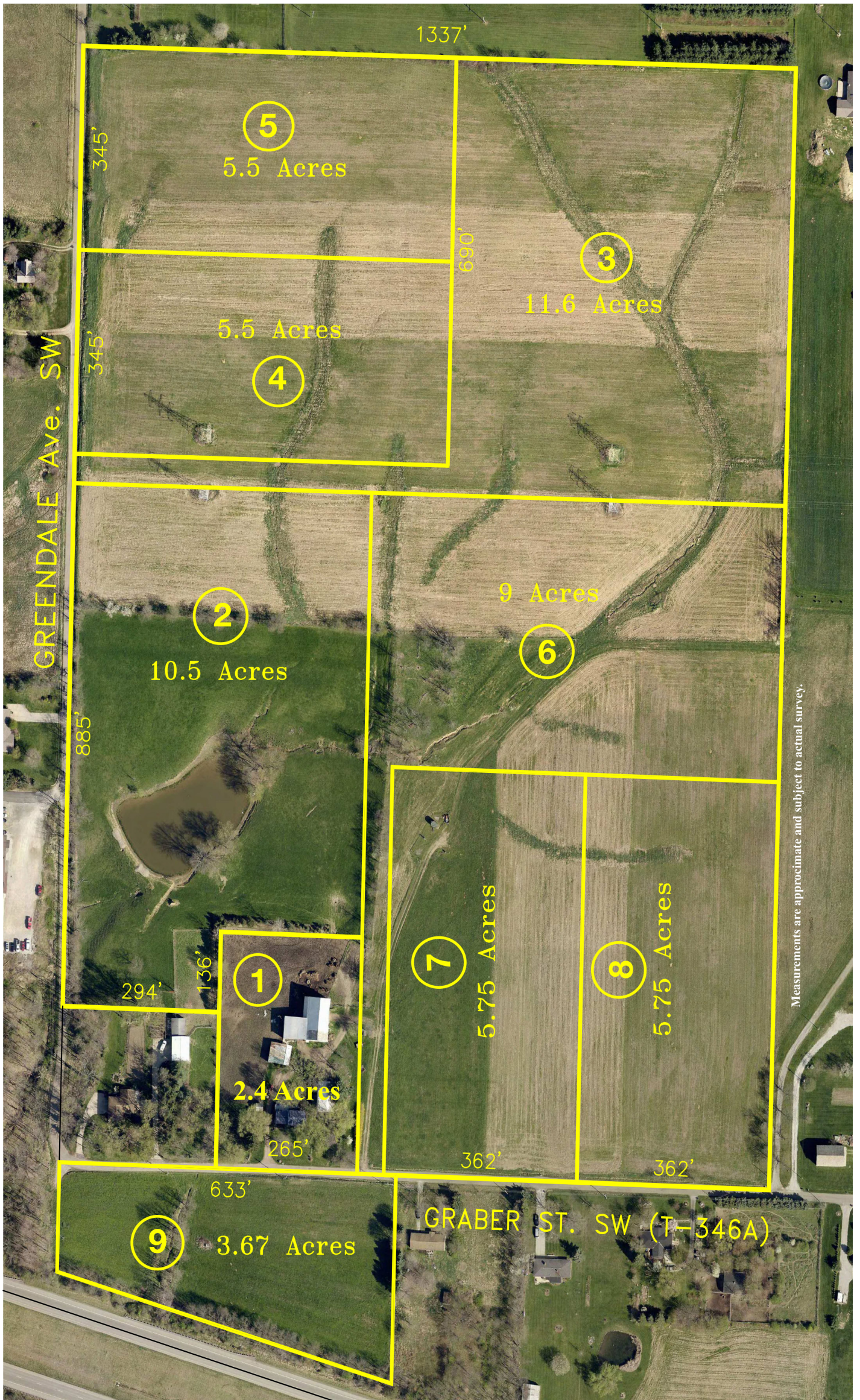


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330.455.9357 • kikoauctions.com





Measurements are approximate and subject to actual survey.



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