



AUCTION

LEADING THE INDUSTRY SINCE 1945

Saturday – June 16, 2018 – 10:00 AM

EXCITING REAL ESTATE OPPORTUNITY

227 Acres Wooded & Open Land To Be Offered In 13 Parcels

Brick Home On 21.4-Acre Parcel – (2) 40-Acre Wooded Hideaway Parcels
Farmland Parcels – Ideal Country Style Homesites Ranging From 5 Acres
To 47 Acres Each – Panoramic Views – Timber – Great Location
Lawrence Twp. – Stark Co. – Northwest School District

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

5692 Butterbridge Rd. NW, Canal Fulton, OH 44614

Directions: From I-77 near North Canton, take exit #111 for Portage St. and go west on Portage St. 5.9 miles to SR 236. Then go south 1.3 miles to Lafayette Dr. and go west to Butterbridge Rd. then left to auction. Or from SR 21 south of I-76 and north of US RT 30 at Canal Fulton, OH take Butterbridge Rd. east 1.7 miles to auction. Watch for KIKO signs.

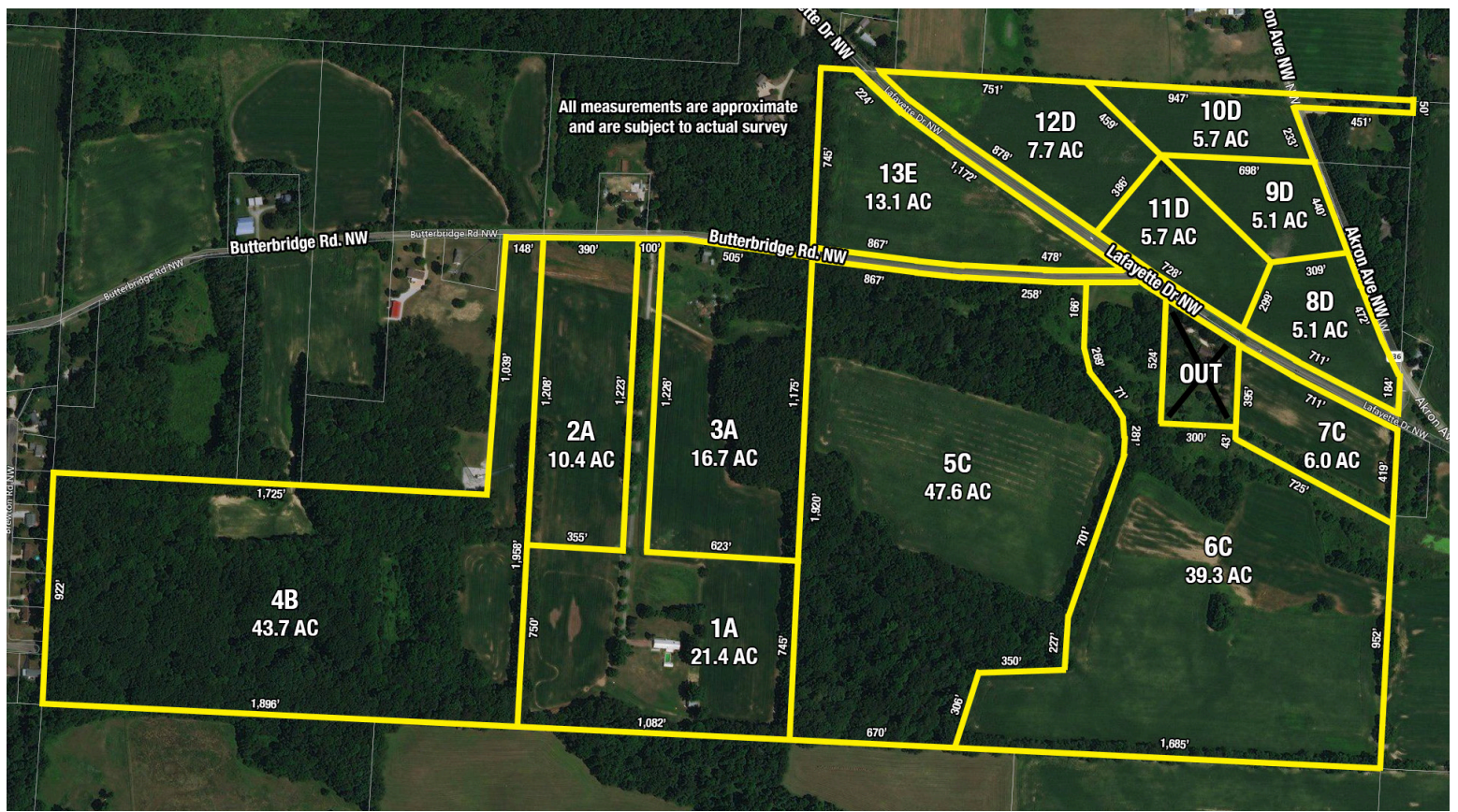


Information is believed to be accurate but not guaranteed.



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This rare opportunity presents 227 acres of gently rolling land. Two-thirds productive farmland, balance wooded w/ mature timber. Over 1.5 miles of road frontage. Improvements include a 1,832-sq.-ft. 1962 brick ranch style home featuring 3 bedrooms, 4 baths & a full basement. Private "back off the road" setting. Also includes a century home in poor condition. Land to be offered as follows:

PARCEL 1A: Approx. 21.4 acres w/ brick ranch home. 20' x 20' barn, drive-through garden shed & in-ground pool. Private setting. 100 ft. road frontage. Shared driveway entrance. Ideal hobby farm.

PARCEL 2A: Approx. 10.4 acres open land. Ideal homesite and hobby farm. 390 ft. road frontage. Shared driveway entrance w/ parcels 1A & 3A.

PARCEL 3A: Approx. 16.7 acres, approx. half wooded, balance farmland. Century home in poor condition. Ideal homesite and hobby farm. Shared driveway entrance w/ parcels 1A & 2A. 586 ft. road frontage.

PARCEL 4B: 43.7 acres wooded flag-shaped parcel. Ideal nature hideaway. 148 ft. road frontage on Butterbridge Rd. plus stub street on southwest corner.

PARCEL 5C: Approx. 47.6 acres, two-thirds wooded w/ mature timber balance farmland. Great elevated homesite w/ panoramic views & private setting. New driveway installed. Over 1,000 ft. road frontage.

PARCEL 6C: Approx. 39.3 acres majority open farmland. Great elevated homesite w/ panoramic views. New driveway installed. Heavy tree lines on perimeter & private setting. Approx. 219 ft. road frontage.

PARCEL 7C: Approx. 6 acres open farmland. Approx. 700 ft. frontage.

PARCEL 8D: 5.1-acre corner parcel. Open land. Over 1,000 ft. road frontage.

PARCEL 9D: 5.1 acres open land. 440 ft. road frontage.

PARCEL 10D: 5.7 acres open land. 333 ft. road frontage.

PARCEL 11D: 5.7 acres open land. 728 ft. road frontage.

PARCEL 12D: 7.7 acres open land. 878 ft. road frontage.

PARCEL 13E: 13.1 acres open land. Corner parcel. Over a half mile of road frontage.

NOTE: Parcels will be offered bidders choice, then in combinations and will be sold the way it brings the most. Financing available to qualified bidders. Land is an investment you can enjoy! Walk land over at your convenience. Open house Monday, June 11th from 5:00-7:00 PM.

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: Butterbridge Farms LLC



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