



AUCTION

LEADING THE INDUSTRY SINCE 1945

SATURDAY – OCTOBER 12, 2019 – 11:00 AM

80 Acres Open & Wooded Land

OFFERED IN 6 PARCELS

Exciting Real Estate Opportunity – Hammer Family Trust
Parcels Range In Size From 3 Acres To 26 Acres Each
Ideal Horse Or Hobby Farm Parcels – Wooded Hideaway
Very Scenic – Convenient Location
Stark County – Tuslaw Schools – Massillon, Ohio

After owning several years, the trust has decided to sell at absolute auction. Sells to the highest bidder(s) on location:

NEXT DOOR TO 245 DEERFORD ST. NW, MASSILLON, OH 44647

Directions: From US RT 30 take SR 241 exit, go north then turn left on Millersburg Rd. then turn left on Deerford St. to auction. OR from Lincolnway West take 32nd St NW south, turns into Deermont Ave. SW, follow curve around to the right then left on Deerford St. to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



330.455.9357 • kikoauctions.com



80 acres gently rolling land. 70% open farmland, balance wooded. Public water, gas, elec. & cable TV available at street. Zoned Residential/Agricultural. Tuslaw School District just minutes from Massillon, Canton, Akron & Wooster. Tax parcel #10004418.

To be offered as follows:

PARCEL #1 – Approx. 5.4 acres mostly open land, balance wooded. Approx. 289 ft. frontage.

PARCEL #2 – Approx. 3.3 acres open land, wooded at rear. Approx. 345 ft. frontage.

PARCEL #3 – Approx. 26.2 acres wooded and open land. Two old pole barns, existing driveway with gate. Ideal horse, hobby farm or secluded hideaway. Approx. 105 ft. frontage.

PARCEL #4 – Approx. 19.3 acres majority open farmland, balance wooded. Ideal horse or hobby farm. Approx. 105 ft. frontage.

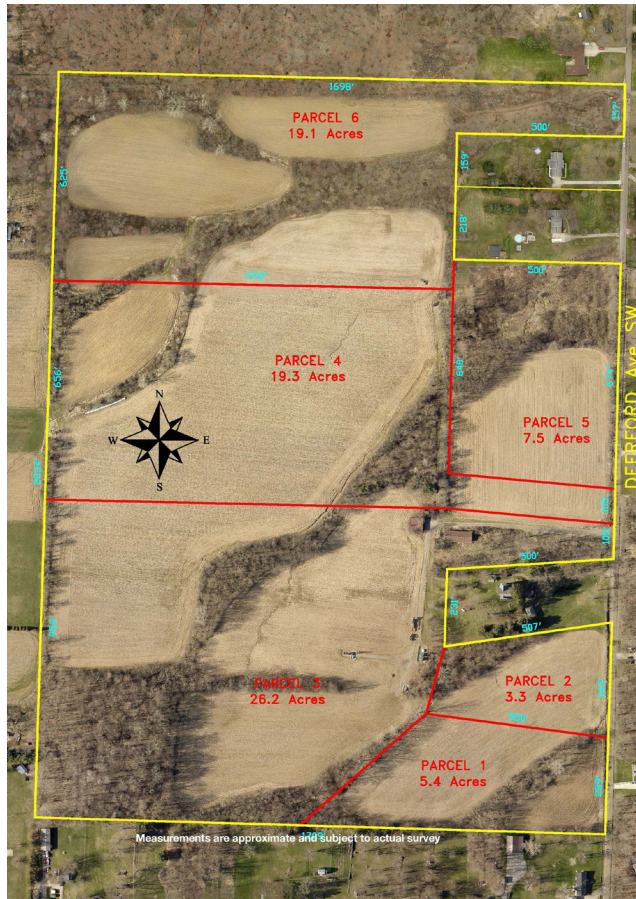
PARCEL #5 – Approx. 7.5 acres half wooded, balance open farmland. Approx. 674 ft. frontage.

PARCEL #6 – Approx. 19.1 acres half wooded, balance open farmland. Ideal nature hideaway. Approx. 157 ft. frontage.

NOTE: Land is a great investment you can enjoy. Financing available to qualified bidders. Call auctioneer for details. Walk land 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. Property to be offered as a Multi Par auction and sold whichever way it brings the most.

AUCTION BY ORDER OF: The Hammer Family Trust, Jean C. Bullock & Kim Y. Crescenze Co-Trustees



Auctioneer/Realtor®
PETER R. KIKO SR.
330-705-5996
peter@kikocompany.com



Apprentice Auctioneer/Realtor®
KRISTEN KIKO
330-234-7110
kristen@kikocompany.com



Apprentice Auctioneer/Realtor®
PETE KIKO JR.
330-749-7898
pkiko@kikocompany.com



330.455.9357 • kikoauctions.com

