



All measurements are approximate and subject to actual survey.



Explore Your Options

# AUCTION

LEADING THE INDUSTRY SINCE 1945

Saturday – May 4, 2019 – 10:30 AM

Real Estate Sells At 11:00 AM

## Oltie Pickens 62+ Acre Family Farm

Sells In 5 Parcels – JD Tractor – JD Gator – Equipment  
 Furniture – Household – Collectibles  
 Sandy Twp. – Sandy Valley Schools – Stark County

**ABSOLUTE AUCTION**, All sells to highest bidders on location:  
**7270 WILLOWDALE AVE. SE, MAGNOLIA, OH 44643**  
 Directions: 5 miles southeast of Canton on Rt. 43 to Willowdale or 5 miles south of Canton on Rt. 800 to Battlesburg St. then east to Willowdale Ave. Watch for KIKO signs.



Parcel #4 - 26+ acres open & wooded land w/ stocked 1-acre lake w/ wildlife



Auctioneer/Realtor®  
**GENE KIKO**  
 330-495-0041  
 genekiko@kikocompany.com



Information is believed to be accurate but not guaranteed.



330.455.9357 • kikoauctions.com



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**Parcel #1 – 8-Acre Farm w/ Century Home & Buildings:** Home w/ security system features large modern kitchen w/oak cabinets & built-in glass cupboard overlooking eating area. Dining room or office ceiling fan, carpeted living & family rooms w/fireplace & ceiling fans. 1st floor bath & laundry room w/shower and stack washer & dryer. Center hallway w/stairs to 4 bedrooms on 2nd level. Enclosed porch plus deck. Walkout sandstone basement w/3yr old Lennox gas heat, central air & humidifier. Free gas per lease. Outbuildings include double garage, work shop building, 30' x 50' w/heat, electric & water. Bank barn 36' x 70' lean to 30' x 70' w/electric & water, 40' x 58' machine shed, other small buildings. Corner tract w/969' frontage on Wil- lowdale & 500' frontage on Mottice.



**Parcel #2 – 7.6 Acres Open & Wooded Building Tract:** Open in front & wooded at rear w/480' frontage on Mottice Dr. Joins Parcel #1.

**Parcel #3 – 7.9 Acres Open & Wooded Building Tract:** Joins Parcel #2 w/420' frontage on Mottice Dr.

**Parcel #4 – 26+ Acres Open & Wooded Land w/Stocked 1-Acre Lake w/Wildlife:** Joins Parcel #3 & Parcel #5 w/840' frontage on Mottice Dr.

**Parcel #5 – 12+ Acres Mostly Open Land:** Joins all parcels.

**Note:** All Parcels sell separate to high bidders on location. For more information or help with financing contact Gene Kiko at 330-495-0041 call/text or visit our website at [www.kikoauctions.com](http://www.kikoauctions.com) for additional pictures.

**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.



**Tractor – Gator – Equipment:** John Deere 5310 Tractor w/Cab 4x4, 540 hyd. loader, dual remotes, 2,028 hrs. - JD Front Quick tach bale spear – JD Gator HPX, diesel, 4x4, dump, 755 hrs. - Frontier 2060 3pt. brush hog – Long 8070 3pt. rotovator – Woods 3pt. 7' blade – 3pt. large bale mover – Harley Davidson gas golf cart – Gas generator – 2hp. compressor – Stack toolbox – Elec. power washer – Craftsman table saw – 2 ton floor jack – Budget 1 ton chain hoist – Stihl chainsaw – (2) 12x12 cyclone fenced dog pens – alum. 28' extension ladder – gas line trimmers – farm hand tools – chicken crates – misc. etc.

**Household & Collectibles Include:** Crosby side-by-side refrigerator/freezer – Whirlpool elec. glass top range – GE refrigerator – GE chest freezer – Kitchen oak table (extension) w/chairs – Oak stand w/microwave – reclining chairs – 3-cushion sofa – end tables – oak 5-section bookcase – 3pc. oak entertainment center & display cupboards – Insignia 32" flat screen TV – DVD VHS player – VHS & CD movies – Jansen spinet piano – gun cabinet – D.R. table, 6 chairs, buffet & china – Dep. china cupboard – oak curved glass china w/claw feet – stereo radio record player – oak roll top desk – oak slat top secretary – (2) oak wardrobes – 4pc. Provincial double bedroom suite – maple single bed – 4pc. Depression bedroom set – hump back square old trunks – (2) cedar chests – Hall bench – mah. wall table – Antique cupboard base – Also: Disney figures – Llandro figures – Snow White ornaments – 25+ Xmas Teddy Bear Collection – Milk glass – Depression glass – oil lanterns – marbles – toys & games – dozen quilts & (2) State bedspreads – Disney & comic book collection - records – (2) sheepskin rugs – bedding – loads of misc.

**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.

**Auction By Order Of:** Mary Pickens and family

Parcel #2 - 7.6 acres open & wooded building tract



Parcel #3 - 7.9 acres open & wooded building tract

