



# AUCTION

LEADING THE INDUSTRY SINCE 1945

**SATURDAY – MAY 11, 2019 – 10:30 AM**  
**REAL ESTATE SELLS AT 11:00 AM**

## 166+ Acres Mostly Wooded Land

Sally Yanice Auction

Cozy Ranch Home Built In 2001 With Open Fields - Free Gas – Mineral Rights – Ponds  
Located Close to Atwood Lake – Offered In 2 Parcels & As Entirety  
Warren Twp. – Tuscarawas Co., OH – Tusky Valley Schools  
Also Selling: Furniture – Antiques – Tools – Household

Owner is downsizing, absolute auction, all sells to the highest bidders on location:  
**9400 LAKEVIEW RD. NE, MINERAL CITY, OH 44656**

Directions: Take SR 212 north of Sherrodsville to Atwood Lake Rd., go east to Lakeview Rd. and north to auction.  
Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



Auctioneer/Realtor®  
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**330.343.7355 • kikoauctions.com**



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Features approx. 166.77 acres total. Open fields to front & wooded in rear. Located close to Atwood Lake. Nice 1-owner ranch home built in 2001. Main floor has applianced kitchen, dining room, sitting room, 2 bedrooms, full bath, laundry room, enclosed & open porch. Walkout basement w/ nice rec room w/ wood ceiling, bar, kitchenette, stone gas fireplace, den, and a full bath. Gas FA furnace, central AC, 200-amp electric, VACUFLO, well & septic. Main floor has oak hardwood floors. Home is very clean and has been well maintained. Also, nice 2-car detached garage w/ heater and utility sink. Plus, a 24'x40' pole barn w/ 2 overhead doors and electric. 2 small ponds at the front of the property. Free gas to home. There are 4 gas wells on the property, approx. royalty has been \$1,500 per year. Property offered in 2 parcels and as an entirety, selling the way that brings the most.

**PARCEL #1:** Approx. 16 acres w/ home, garage, pole barns, and ponds. Nice open fields. Possible mini farm. Free gas to transfer with this piece.

**PARCEL #2:** Approx. 150 acres, mostly wooded. Oil well access drives throughout. Nice mix of pine and hardwood trees. Ideal new home/cabin site. Wildlife galore!

**NOTE:** Walk land at your convenience. Maps at site. Home shown by appt. only. Contact Matt Kiko for more details.

**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.

**FURNITURE – ANTIQUES:** Victorian dry sink – Maple kitchen table – Oak corner cupboard – Set of 6 oak barstools – Oak ent. center – Leather sofa & chair – Oak highchair – Loveseat – Oak organ bench – Queen bed – New England grandfather clock – Porch bench – Twin bed – 3 children's rockers – Baby crib – Deacon's bench – Oak pedestal table w/ 4 chairs – 2 oak barstools – Fireside chair – End tables – Cedar chest – Queen 3-pc. bedroom suite – Early chairs – Bistro table w/ 2 stools – 2 Adirondack chairs – Singer sewing machine – Lodge tea kettle – Graniteware – Cast-iron skillets – Rolling pins – Bowl & pitcher set – Lionel #736 train set – Tins – Early photos – Wooden bowl – Coffee grinder – Wood butter churn – Wood carved bear – Runner sled – Small TV – Bread machine – Kitchen items – Snowbabies figurines – Pictures – Cuckoo clock – NEMCO SS food server – Linens – Nativity set – Betsy Ross racer wagon – Books – Etc.

**TOOLS:** Anvil – Remington 1100 12-ga. shotgun – Rope pulleys – Fur stretchers – Leg traps – Log chains – Wheelbarrow – Toolbox – Hand tools – Chain hoists – Elec. meat grinder – Fishing poles – Water trough – Lawn tools – Hardware.

**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:** Sally Yanice

