



AUCTION

LEADING THE INDUSTRY SINCE 1945

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**SATURDAY – SEPTEMBER 26, 2020 – 10:30 AM
REAL ESTATE SELLS FIRST**

59 Acres – Nice 1-Owner Home TILLABLE FARM GROUND – POND – POOL

Offered In Parcels & As An Entirety - Nimishillen Twp. – Stark Co. – Louisville CSD
All Mineral Rights Owned By Seller Transfer - Online Bidding Available On The Real Estate
Also Selling: Tractor – Furniture – Tools – Collectibles

Sellers have recently retired and purchased a home south to be closer to family. Absolute auction, all sells to the highest bidders. Location:

7468 BENTLER AVE. NE, CANTON, OH 44721

Directions: From RT 62 at Canton take Market Ave. north 3 miles to Easton St. NE, then go east 3 miles to Bentler Ave. and north to address OR from SR 44 travel west on Hahn to Bentler Ave. to address. Watch for KIKO signs.



PARCEL #1: Country lane greeting includes 24 acres w/ custom 1-owner home (built in 1993) w/ front porch view of pond and valley. Quality kitchen w/ Mullet cabinets, Corian countertop, updated Blanco sink, GE double oven w/ smooth-surface stove top, breakfast bar, and pantry. Dinette opens to great room w/ fireplace and hardwood flooring. Den/living room has an adjoining wet bar and pantry. Dining room. Full bath and large laundry at garage entry. Second-story master suite w/ loads of closets, full bath, spacious bonus room, and extra rear staircase to kitchen. 3 additional bedrooms all having full baths. Third floor finished guest/media room w/ full bath. 3-car attached garage w/ concrete drive and basement stair entry. Full basement w/ full bath, 2 FA furnaces, 2 AC units, 5 zones (updated '15), (2) 80-gal. elec. hot water heaters, 2 water softeners, and well pressure tank ('18). 4,630 SF of finished living space. 20'x20' deck w/ gazebo, in-ground pool w/ updated liner, and pool house w/ bath. All nestled nicely on the property w/ beautiful neighboring views.

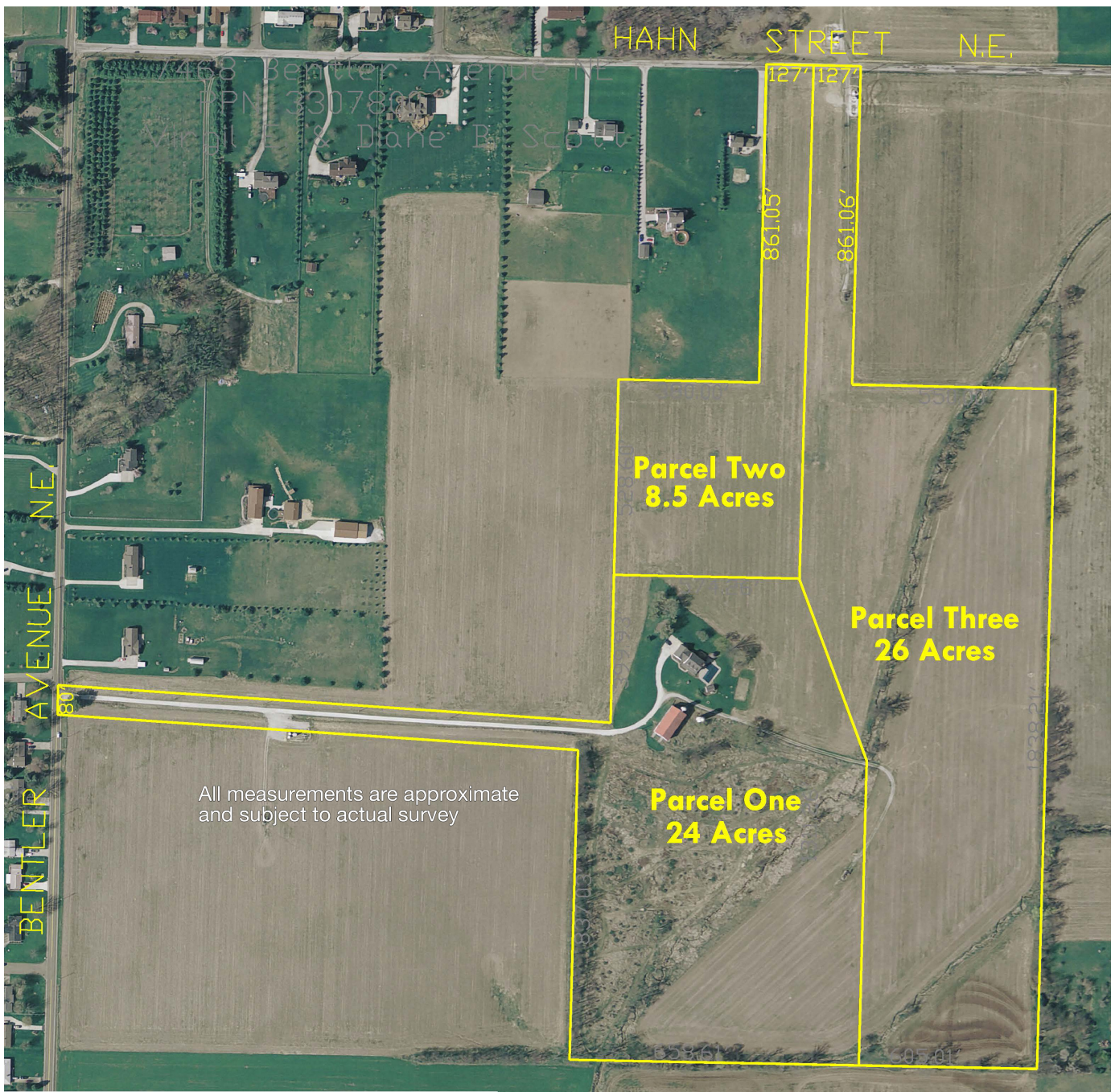
PARCEL #2: 8.5 acres vacant land. Tillable with nice off-road setting. Lays real nice. 127' frontage on Hahn St. NE.

PARCEL #3: 26 acres vacant land. Tillable with nice off-road setting. 127' frontage on Hahn St. NE.

Information is believed to be accurate but not guaranteed. KIKO Auctioneers

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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. 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.

TRACTORS - TOOLS: JD 105 disc - 1970 JD tractor 1520, needs work - 2000 JD tractor, model 345, 54" mower deck, power steering, 1,719 hrs. - Woods RB7 rear blade - 3-bottom plow - 3pt snow plow - Floor jacks - Air compressor - Yard tools - B&D edger - Lawn cart - Wheelbarrow - 10' Werner alum. ladder - Hand tools - Porta Power bench grinder - 18V cordless DeWalt set.

FURNITURE - HOUSEHOLD - COLLECTIBLES: Early Rex single-tub fruit press - Drum table - Dressers - Country-style cabinet - Sellers oak Hoosier cabinet - Lg. early darning wheel - Heavy oak rocker - Cupboard base - Dry sink - Early oak table w/ 6 chairs - Marble-top dresser - Sad irons - Rug beaters - Dressing mirror - 2 hump-top trunks - Wardrobe - Wood washtub - Oak 4-pc. bedroom suite - Patio furniture - Early cookie jars - Porcelain license plates - Assorted Fiesta dinnerware - Fan - Patio planters - Sweepers - Ping pong table - Longaberger basket collection - Brown top jug - Jenny Lind style bed frame - Weider Pro 1945 home gym - Golf club sets - Coolers - Holiday decorations - Gas grill - Cane chair - Baseball card collection - Pair wingback chairs - Lamps - Coffee table - 2 upholstered couches - 2 leather couches.

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. Multi par auction process may be used.



Auctioneer/Realtor®
MATTHEW P. KIKO AARE
 330-327-9617
 mattkiko@kikocompany.com



Auctioneer/Realtor®
ANNA C. VANDYKE
 330-309-8044
 anna@kikocompany.com

