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AUCTION

LEADING THE INDUSTRY SINCE 1945

SATURDAY - OCTOBER 10, 2020 - 10:00 AM
REAL ESTATE SELLS AT 10:30 AM

EMERSON PARK TREE FARM – 30-ACRE WOODED HIDEAWAY

ATTENTION OUTDOOR ENTHUSIASTS - HUNTERS – LAND SEEKERS –
WOOD CARVERS/TURNERS

LAKE TWP. - STARK COUNTY - PLAIN LSD

Also Selling: Mill - Lumber - Snowmobiles - JD XUV

Online & On-Site Bidding Available. LOCATION:

3925 TYRO ST. NE, CANTON, OH 44721

Directions: From OH-43, head east on State St. for 2.0 mi to Gans Ave. NW. Head north on Gans Ave. .4 mi and east on Tyro St. NE to auction. Watch for KIKO signs.



REAL ESTATE: Looking for a family hideaway or nature retreat? This is truly a one-of-a-kind property. This 30-acre hardwood tree farm (2008 NE Ohio Forestry Assn. Tree Farm of the Year) to be sold in entirety. Property features black walnut, white oak, hickory, beech, hard & soft maple, and sycamore. Along with 5 Legacy Trees (200+ years), burr oak, (2) hard maples, beech & white oak. Abundant wildlife, wildflowers, ramps, asparagus, mint, and berries. Complete privacy; located in small valley completely surrounded by mature trees and small meadows. Fenced frontage with double pine tree border. 48' x 24' pole constructed utility structure (currently houses sawmill) w/ gravel staging area. Many flower gardens with hundreds of daylilies, dry stream bed, and small pond.



UNIQUE RUSTIC COTTAGE HOME: Custom built home features 1 bedroom/2 full baths. Separate office with unique decor. Living room/kitchen with red barn siding cabinets, wide plank pine flooring, wood stove hookup on raised slate hearth, cedar beams, vaulted ceiling, & large paddle fan. Five picture windows overlook wooded area. Slate floor entry with rustic rough-sawn oak front door on iron hinges. Carpeted sitting room with skylight, vaulted ceiling, unique twig chandelier, and barn siding built-in cabinets. Barn beam accents. Adjoining full guest bath with one-of-a-kind hollow trunk sink base with interior lighting, and glass sink and vanity top, & tiled walk-in shower. Utility room with entry to fully insulated oversized garage/workroom & storage room. Den with cherry shiplap paneling, vaulted ceiling w/ paddle fan, skylight & unique "elf cottage" oak front door flanked by octagonal windows & trimmed w/ live edge ambrosia maple. Floor is pine oak. There is also a carved cherry beam w/ woodland scene and a one-of-a-kind S-shaped ambrosia maple warehouse-style door. Master bedroom wing has laundry room with custom hickory built-in cabinets, & 2 closets. Carpeted master bedroom has high ceilings w/ rustic paddle fan, large closet & recessed lighting. Master bathroom includes large built-in linen closet, tiled walk-in shower, and custom-made ambrosia maple vanity. Heating is electric baseboard, and two Mitsubishi heat/air conditioning units. Newer septic system. Private patio with grotto garden! Majority gently rolling wooded land. Nature trails provide access throughout the property. Approx. 25 acres under conservation easement to protect lands natural tranquility (copy of easement available on request). Many other highlights! Plan to attend the open house on October 5th from 4:30-6:00 PM. Land is a great investment you can enjoy!



REAL ESTATE TERMS: 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 sold as an Entirety and not to be offered in separate parcels.

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EQUIPMENT/TOOLS: Cooks saw MFG. AC36 band mill, 2014, all Hyd. portable band mill with debarker, 862hrs, Kohler Command Pto 37Hp 999cc gas engine, 30inch x30 inch Capacity, 22ft Deck, hyd. log lift, extra blades included – JD 1020, 48 loader with Quick Tach, 540PTO, 1 Hyd. remote, power steering, 60-inch material bucket – John Deere XUV 550, 420 hrs, 4x4, electric dump, good condition – Mast 4' pallet forks – 60" grapple forks – Ford 6' rotary mower – 2007 Polaris Switchback 600 snowmobile, 2 stroke, reverse, good tracks – 2006 Polaris Fusion Liberty 600 snowmobile, 2 stroke, reverse, studded tracks – 2002 Polaris Classic Touring 500 snowmobile, electric start, reverse, 1595 miles – Snopro enclosed 11' snowmobile trailer – Stihl FS55R weed trimmer - Karcher 2,500 psi, 2.4 GPM pressure washer – Porter-Cable 135psi compressor - 10 x 5' single axel trailer.

LUMBER: Loads of live edge lumber, character wood in assorted lengths (3' - 12'), walnuts, curly red oak, heart nut, book matched heart nut, box elder, cucumber, basswood, elm, locus, quarter saw hickory, soft maple, ash, cherry, red oak, white oak - burl wood for table tops, coffee tables, etc. - basswood character pieces for sculpting/carving - and more.



ALSO SELLING: Custom made furniture pieces - Shelter Logic 20' cover - iron furniture – hallmark embossed prints - vintage egg tree with hand painted, antique eggs - pitchfork from Hoover Farm - Lay-Z-Boy 3-cushion sofa & loveseat - barstools - heirloom Japanese china set – antique ox bow (early PA Dutch) – hundreds of collectible cookie cutters – antique Kilim rug – Jim Shore collectibles – wood racks - wood turned pieces - Magic Chef refrigerator - figurines - antiques - collectibles - lumber racks - tools, and more. Anything could turn up!

CHattel TERMS: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card accepted. 4% buyer's premium on all sales, 4% waived for cash or check when paid sale day. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

Auction By Order Of: Susanna Furbay Pugh



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