



2722 Fulton Dr. NW, Canton, OH 44718
kikoauctions.com

SATURDAY - JUNE 24, 2023 - 11:00 AM

65-ACRE STOCK FARM

Offered In 2 Parcels
Bethlehem Twp. – Stark Co.
No Zoning – Fairless Schools
Century Home With Good Outbuildings
And Free Gas
Panoramic Hilltop Views



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AUCTION

LEADING THE INDUSTRY SINCE 1945

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SATURDAY - JUNE 24, 2023 - 11:00 AM

**Exciting Real Estate Opportunity
Attention Livestock Grazers
65-Acre Stock Farm
Offered In 2 Parcels - No Zoning
Century Home With Good Outbuildings And Free Gas
Panoramic Hilltop Views**

BETHLEHEM TWP. – STARK CO. – NO ZONING – FAIRLESS
Live Auction With Online Bidding Available

ABSOLUTE AUCTION, all sells to the highest bidders on location:
10886 Erie Ave. SW, Beach City, OH 44608

Directions: Mid way between Strasburg and Navarre on Route 21. Just north of State Route 212. Watch for KIKO signs.



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PROPERTY FEATURES 64.36 acres rolling land with majority permanent pasture. Approx. 10 acres wooded and 6 acres of farmland, panoramic hilltop views, very scenic land. Ideal for grazing cattle, horse, sheep, goats, etc. Century home with kitchen, living room, family room, and full shower bath/mudroom. 3 bedrooms and full bath up. Walk-out basement. 40x72 authentic two-bay bank barn with straw shed addition. 30x50 concrete block garage with (2) 9x10 insulated overhead doors, concrete floor, gas Reznor heater and overhead second floor storage. 60x54 post and beam machinery shed. 50x80 open front pole barn. Free gas to home and block garage per lease.

FARM TO BE OFFERED AS FOLLOWS:

PARCEL #1: 45.75 acres majority rolling permanent pasture with hilltop views, century home, outbuildings, and free gas. Postcard setting. 2040' of frontage.

PARCEL #2: 18.5 acres gently rolling with 2/3 wooded and balance farmland. Over 1400' of frontage. Hunting lease.

NOTE: Parcels will be offered separately and then together and will sell whichever way it brings the most. Bank financing available for qualified bidders. Land is a good investment you can enjoy. Call auctioneer to see how to use your current home or property to buy this one!

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.

AUCTION BY ORDER Of: Kennedy Family

