



Measurements are approximate and subject to actual survey.

**PARCEL #1
57 ACRES**

**PARCEL #3
13 ACRES**

**PARCEL #2
30 ACRES**



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AUCTION

LEADING THE INDUSTRY SINCE 1945

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Saturday - September 9, 2023 - 10:30 AM

Real Estate Sells At 11:30 AM

100-Acre Hideaway Farm

EXCITING REAL ESTATE OPPORTUNITY!

TO BE OFFERED IN 3 PARCELS - UPDATED HISTORICAL FARMHOUSE - BANK BARN

18-Stall Horse Barn/Arena - Shop - Woods And Lake

Sandy Twp. - Tuscarawas Co. - Sandy Valley SD - Live Auction With Online Bidding Available

Also Selling On-Site Only: RV, Tractor, ATV, Tools

ABSOLUTE AUCTION, All sells to highest bidder(s) on location:

3120 Dover Zoar Rd. NE, Bolivar, OH 44612

Directions: FROM I-77 TAKE EXIT 93 ONTO OH-212 TOWARD ZOAR/BOLIVAR. HEAD EAST ONTO OH-212 FOR .4 MILES THEN EAST ON N. ORCHARD RD. NW FOR 3.2 MILES AND EAST ONTO DOVER ZOAR RD. NE TO AUCTION. WATCH FOR KIKO SIGNS.



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

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Open House: Tuesday - September 5, 2023 - 4:00-6:00 PM

Real estate: 100-acre hideaway farm sits neatly back a half mile drive surrounded by rolling farm fields and woods for ample privacy. The home is an updated, turn of the century farmhouse brimming with distinctive charm and history dating back to 1840. It was previously owned by the niece of Ida McKinley and the Belden Family. The home boasts a Charleston style balcony with many antique pieces from the Aultman Harter mansion including a solid marble fireplace in the Master Suite, brass chandeliers, staircase with mahogany balustrade and many other treasures, too numerable to list. Many updates since 2014 include new tile flooring throughout, new paint, appliances, electrical, renovated bathrooms and much more! The main floor features a spacious mudroom, half bathroom, eat-in country-style kitchen with antique built-in cabinets, office or den with fireplace and laundry room.

The great room has tiger oak walls, hardwood floors, a wood burning brick fireplace, wall to wall windows with gorgeous views overlooking the spring-fed sandstone pool and pond with access to the patio out back. Second story features 3 bedrooms, one full bathroom, a master bedroom with a new ensuite bathroom, marble surround fireplace and 2 walk-in closets. The partially finished walk-out basement features brick floors, a wood burning sandstone fireplace, an authentic wooden tavern bar from Cantons oldest and finest restaurant and full bathroom. Truly a one-of-a-kind home that can't be replicated! Other improvements include an 18-stall horse arena and caretaker's apartment, historic bank barn with 19' side walls, extra horse stalls and a workshop. The rolling fields are perfect for horses, livestock, or farmland. Walnut and poplar tree groves grace this property as well as hickory and chestnut trees. This might just be a once in a lifetime property you've been searching for!

Farm to be offered as follows:

Parcel #1: 57 acres with improvements. Historical farmhouse, bank barn, workshop, horse arena, apartment and spring fed pond and lake.

Parcel #2: 30 acres mostly wooded.

Parcel #3: 13 acres partially wooded with lake.

Parcels will be offered separate then together through our multi-par system. Bank financing available to qualified bidders. Call auctioneer for details on how to use your current home 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.

RV - Tractor - ATV - Tools: New Holland T5.95 loader tractor, MFWD, front hyd., 810LA quick tach loader w/ grapple, rear weights, 18.4 R34 tires, 2 rear remotes, 540 PTO, 485 hours, left hand reverser, 12-speed - 10 ft. Bush Hog, hyd. lift, pull type - 40 ft. Winnebago Ultimate Freedom Motorhome, Cummins diesel, airbrakes, diesel generator, Allison auto., dbl. slides (3 total), approx. 65,000 miles, needs work, great project RV! - Yamaha Grizzly 660 ATV, 4WD, electric start, auto., winch, 4 ft. plow - Club Car electric golf cart for parts - Kobalt stainless upright toolbox -

Generac 3800 PSI pressure washer - DR 9hp log splitter - 19 sections of 4 ft. iron fence - utility trailer - toolboxes - miter saws - gas cans - Ridgid tile saw - 2" slate - MotoTec electric scooters - power snake - shop vac - DeWalt toolbox - propane heaters - bench grinder - 16-speed floor drill press - DeWalt DW735 13" planer - (2) shop presses - torch set - welder - bandsaw - T-posts - NH 213 parts manure spreader - loads of power hand tools - misc. items not mentioned.

Furniture - Misc.: Olhausen pool table with cover - (2) antique butcher blocks - mini freezer and refrigerator - bar stools - Samsung front loading washer and dryer - entry bench - ottomans - dining table and chairs - vanity dresser - canopy crib - dbl. sided antique desk - French armoire and dresser - sleds - roll top desk - love seat - (4) queen beds

- end tables - floral upholstered sofa - oak table and chairs - queen 4-post bed - Batmobile kids bed - vintage maps - lamps - antique waterfall front hutch - glass top coffee table w/ brass legs - frames and mirrors - vintage file safe - Dynamo air hockey table - antique furniture - pool equipment - water trough - bamboo fencing - 20 ft. wrought iron driveway gate - new vanity tops - new corner tub with matching toilet - misc. items not mentioned.

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 when paid sale day. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

Auction By Order Of: The Weddell Family

