

Vehicles: 2020 Polaris Ranger Crew 570 – 6 Full Size W/438 Miles – Bosski Built 2000 UT Trailer W/Toolbox And Wireless Dump Remote – 2021 Toro 50” Timecutter Ironforged Deck, Kawasaki 23HP V-Twin Gas Dual Hydrostatic Zero Turn Mower - 1983 Ford F250 Regular Cab XLT 4x4 W/93,000 Miles, Auto, Gas (Oregon Truck has never seen salt)

Premium Fitness/Home Gym Equipment – Outdoor: Finelo Hallmark 46 Sauna (Like New Only 1 Year Old) – Rogue Fitness To Include Rubber Plate Set 10-45lbs, T-Bar Row, Vertical Plate Tree 2.0 W/ Wheels, Rubber Hex Dumbbell Set 5-50lbs, Pro Oblique Flexor, HG 2.0 Collars – Iron American Double Barbell/Hex Bar Gym Storage – CAP Barbell 3-Tier Dumbbell Rack – Squat Rack, Rep Short Power Rack, PR-1050 W/ Dip Attachment – Luxton Home Premium Memory Foam Massage Table (Unopened-New) – Diamond Plate Gym Mats – Adjustable Bench – Kettlebells – Black Concept 2 Model D Rower PM5 – Canoe – Kayak – Flat Bottom Boat – Mountainsmith Lariat 65-Liter Backpack And More

Guns: Remington 870 Pump Shotgun 28” BBL VT 12GA Rem Choke Wood Stock (New) – Varmint Rifle, Tika T1xrh 17HMMR 20” NS 10RD - Diamondback DB15 AR15, 2.23/5.56 DB W/12” M-Lok Rail & 16” Bar (New) – Numerous Boxes Of Ammo – 12+ Prepper Emergency Food Supple Buckets

Tools – Homesteading: Chainsaws Inc. Milwaukee And Stihl – 48” Wood Mizer – Timber Tuff ATMW-70 Log Skate – String Trimmers – Stihl Leaf Blower – Husqvarna 525PT5S Pole Saw – 2023 Toro Push Mower – Gas Generator – Roto Tiller – Bow Saws – Loppers – Tree Straps – Cedar Raised Beds 4’x8’ – Cedar Chicken Coop W/ Steel Roof – Chickasaw Mobile Chicken Coop – Large Lot Of Unused Locust Fence Posts – Rabbit Hutch – 120 Gal. Vert. Propane Tank – 20lbs Propane Tanks Propane Heater – Dewalt Drill, Battery, Charger – Dewalt Miter Saw – Makita Circular Saw – Makita Drill – Craftsman Benchtop Tool Chest – Milwaukee Drills, Charger, And Batteries And More

Office – Appliances – Home: Desks – Folding Chairs – Folding Tables – Office Chairs – New Brothers MFC-J6955DW Printer/Scanner – 40’ LCD TV – Monitors – Live Edge Conference Table – Professional Photo Studio Lighting Equipment - Two Deep Chest Freezers – Unopened Dehumidifier – Beverage Refrigerator – Microwave – Water Chiller – 2 Yeti Coolers – Antique Wood Stove – Oil Lanterns – Queen Anne Round Table/Upholstered Chairs – New Thorogood Mock Toe Work Boots – New Red Wing Boots – New Womens Winter Overall Bibs And Much More

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 Clark Family



Auctioneer/Realtor®
BROOKS E. AMES
330-703-2732
brooks@kikocompany.com



Auctioneer/Realtor®
PETER R. KIKO SR.
330-705-5996
peter@kikocompany.com



AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

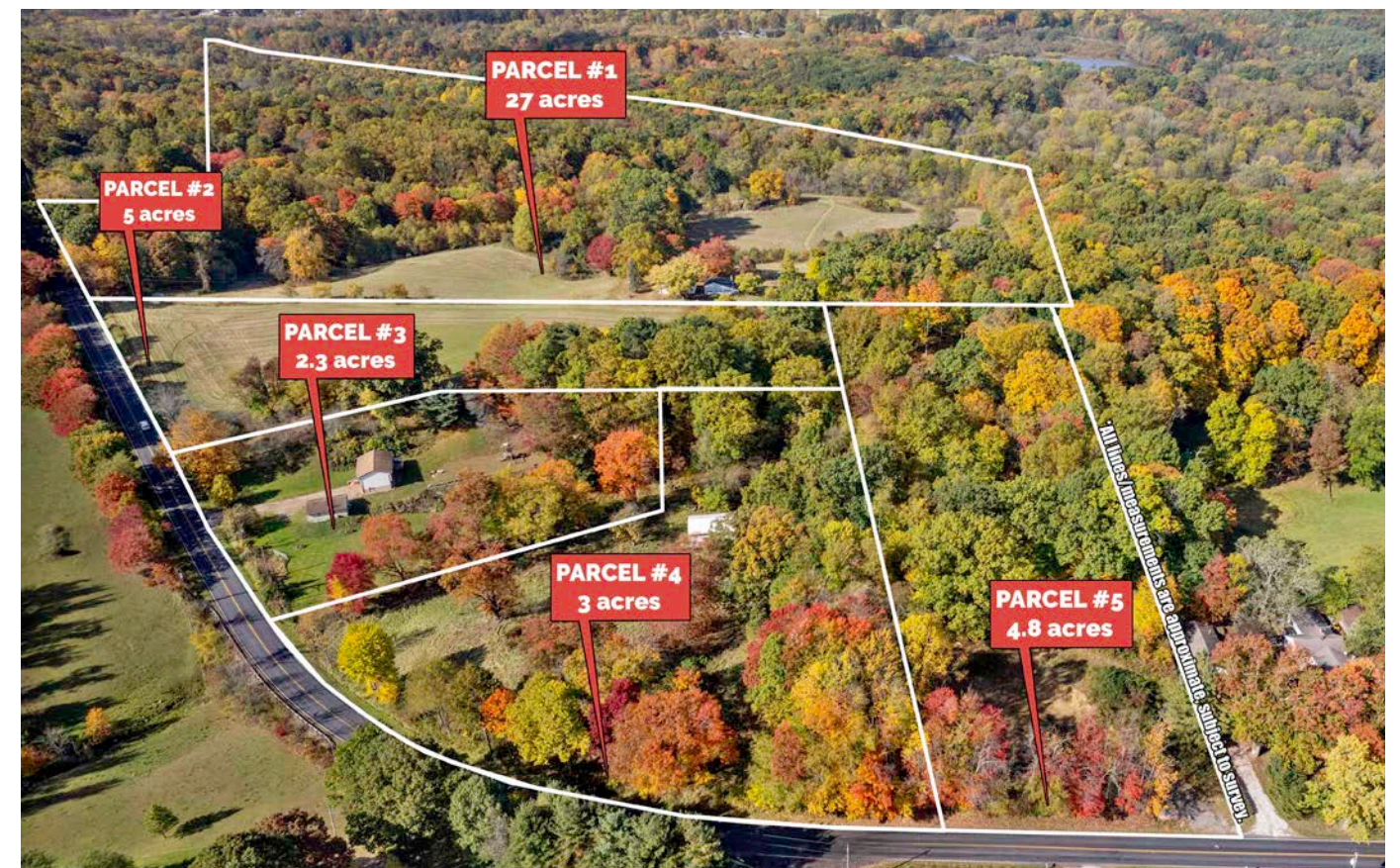
Wednesday - November 22, 2023 - 11:30 AM

Exciting Real Estate Opportunity
42-Acre Scenic Farm - Offered in 5 Parcels
Remodeled Home – Farmhouse - Pole Building
Utility Building - Panoramic Hilltop Views
Also Selling Truck, Polaris Ranger, Guns, Exercise Equipment And More

Summit Co. – New Franklin and Clinton – Northwest Local Schools

Absolute auction, all sells to the highest bidder on location:

6626 Van Buren Rd., New Franklin, OH 44216 Directions: From Manchester Rd. and Center, head west on Center to Van Buren Rd., then left on Van Buren Rd. to address. Watch for KIKO signs.



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

800-533-5456 | kikoauctions.com



800-533-5456 | kikoauctions.com



Property Features: Scenic 42-Acre Farm Gently Rolling With Various Elevations From Hilltop Panoramic View To Tuscarawas River Frontage – About Two-Thirds Wooded, Balance Open Meadows, Ideal For Pasture – Several Future Home Sights Including A Wooded Hideaway – Completely Remodeled 3-Bedroom Home, Authentic Farmhouse Ready For Updating, 40x80 Machinery Shed, Studio Office, And Small Horse Barn - Rare Opportunity To Own 42 Stunning Contiguous Acres On Tuscarawas River In New Franklin/Clinton Enclosed By More Than 200 Acres Of Un-developable Forest On The West And North Side

Farm To Be Offered As Follows:

- Parcel #1** – Approximately 27 Acres With 378’ Of Frontage – Panoramic Hilltop West View With Trails, Half-Acre Spring Feed Pond, Half Wooded W/ Tuscarawas River Frontage – Authentic Farmhouse Ready For Rehab And Like New 40’x80’ Machinery Shed – Mature Timber – Very Private Setting And Secluded.
- Parcel #2** – 5 Acres With 413’ Of Frontage Of Open Land – Wooded At Rear – Ideal Future Home Sight.
- Parcel #3** – Updated Home With 3 Bedrooms, 2 Full Baths, Living Room, 2-Car Attached Garage, With Back Deck – 2-Car Detached Garage That Has Been Converted Into An Office/Workout Studio With Full Bath - Well And Septic – Home’s Interior Has Recently Been Quality Remodeled And Updated - 394’ Frontage
- Parcel #4** – 3 Acres With 497’ Frontage - Half Wooded - Balance Open Pasture And Small Horse Barn.
- Parcel #5** – 4.8 Acres Wooded With 260’ Of Frontage – Existing Driveway Leads To Secluded Future Home Sight.

Note: Parcels will be offered separately and then together and will sell whichever way it brings the most through the multi-par system. 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.

