

LIVE AUCTION WITH ONLINE BIDDING

AUCTION

SATURDAY, NOVEMBER 9, 2024, 10:00 AM
REAL ESTATE SELLS AT 10:30 AM



OPEN HOUSE: MONDAY,

NOVEMBER 4, 2024, 4:00-6:00 PM

**ALSO SELLING: ANTIQUES, COLLECTIBLES,
FURNITURE, MISC.**

Real Estate.

This 32-acre farm sits tucked away back off the road with good elevation and drainage. Majority productive, tillable land. Drive back the 1,000 ft. long farm lane to arrive at the two-story century farmhouse that offers picturesque views from the front porch. The main floor features a mudroom/laundry room entry, large eat-in kitchen with ample cabinet space, living room and family room. Second story has 4 bedrooms and one full bath with walk-up attic storage. Full basement with laundry and shower. Other improvements on the farm include a 32 x 48 bank barn with stalls and a walk-in milkhouse cooler, plus a drive-thru Yankee style barn w/ concrete floor. Perfect place to start your own homestead. Gas/oil rights transfer at closing. Over 540 ft. frontage on Canwood St. Farm will be sold in one parcel. Tuslaw School District. Stark Co. Parcel #7205250. Half year taxes are \$805. Currently in CAUV. 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.

32-ACRE FARM FARMHOUSE, BANK BARN & YANKEE BARN

Postcard Picture Setting,
Good Elevation

Tusc Twp., Stark Co., Tuslaw LSD

1250 GLENWAY AVE. NW,
NORTH LAWRENCE, OH

www.kikoauctions.com | 800.533.5456

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KIKO Auctioneers



Scan for auction details, including directions.

All sells to settle the estate on location.



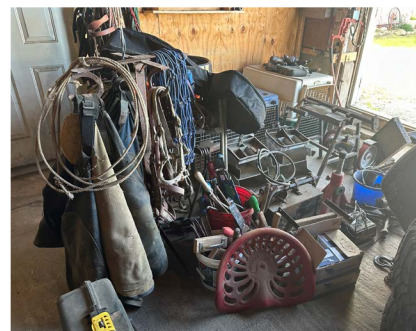
Furniture/Collectibles/Misc.

Cedar chest; Loads of Longaberger baskets (all time periods starting from 1984); Pedestal table with 4 t-back chairs; Green depression glass-ware; Precious Moments figurines; Vintage trunk; Vintage mini dolls; Wrought iron bed; Hall tree; Bookcase; Christmas cookie jars; Antique pitch-forks; (2) cast iron kettles; Fur stretchers; Fur boards; Antique feed dolly; Wood folding chairs; Porcelain double wash tub; Cast iron dinner bell with yolk; Oak rolltop desk; Gossip bench; Computer desk; Upholstered sofa; Antique lamps; Folding church bench; Chest of drawers; Dresser w/ mirror; Twin bed; Walnut Victorian dresser w/ mirror and marble insert; Jenny Lind style bed; Victorian chest of drawers; Bunk bed; Serving cabinet; 6-legged lamp table; Seller Pottery vase stamped 1872; Early school desk; Treadle sewing machine; Butter churn; Quilts; Early cupboard with glass doors; Platform scales; Antique carpet stretcher; 6ft church pew; Card table w/ 4 chairs; 10 gal crock; Several canning jars; Cold pack-ers; 1957 Massillon HS Letterman's jacket; Board games; Loads of Christmas decor; Cookbooks; Blacksmith tools; Window A/C units; (3) Dog crates; (2) dog houses; Hand tools; 4ft arena drag; Climbing tree stand; Archery and hunting clothes (XL); (4) Wrangler Goodyear tires 75R17; Traps; Shop vac; Misc. items.

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: Debbie & Richard Gentry, Karen & Doug Combs, H. Scott & Denise Krug, and Kyle R. Krug, Administrator of the Robert R. Krug Estate, Stark Co. probate case #250177.



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**REALTORS
 AUCTIONEERS
 ADVISORS**

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