

ABSOLUTE AUCTION

FRIDAY, NOVEMBER 29, 2024, 10:30 AM
REAL ESTATE SELLS AT 11:00 AM



REAL ESTATE



SPRAWLING BRICK RANCH W/ SHOP ON 5+ ACRES

Bethlehem Twp., Stark Co., Fairless LSD

7199 BLOUGH AVE. SW,
NAVARRE, OH 44662

LIVE AUCTION WITH ONLINE BIDDING

AUCTION HIGHLIGHTS

- 2,500 SF Custom One-Owner Home
- Desirable Floor Plan
- Quality Throughout
- Custom Oak Kitchen
- Mother-In-Law Suite/Office With Private Entry
- Ideal Home-Based Business
- 5+ Secluded Acres
- Nice Private Setting In The Country

Also Selling New Holland Loader Tractor, John Deere Gator, Mower, Tools & Misc.

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



MEMBER REALTOR ASSOCIATION

MLS



Scan for auction details, including directions.

Absolute Auction.
All sells to the highest bidders on location.



Preview Dates:

**Saturday, November 23, 2024, 10:00-11:30 AM &
Monday, November 25, 2024, 4:00-6:00 PM**

REAL ESTATE

Welcome home to this quality, custom built, one-owner brick ranch on 5+ acres. Built in 2002, this home has an ideal floor plan with 2,500 sq. ft. of living space. Featuring a custom oak kitchen with granite countertops, island, dining area, tile floors, and back door that leads to the concrete patio with views of the secluded backyard. Just off the kitchen is the spacious master suite with sizable walk-in closet, private bathroom with new tile walk-in shower, dual vanity and jetted tub. Large living room with wood burning fireplace insert. Main floor laundry room just off the attached oversized garage. Two more bedrooms and one full bathroom down the hall, set up for mother-in-law suite or home-based office with private entry on the side of the home. Full basement has tons of potential to be finished for more living space and is roughed-in for third full bathroom. The 40x100 shop building has a block foundation, one 10Hx18W and (2) 10Hx12W overhead doors, waste oil furnace, and custom paint room. The 30x30 addition on the shop has a full bathroom, hot water sink, overhead door and HVAC. 220V throughout. All this on 5+ private acres out in the country! Wow, truly a must see! Stark Co. parcel #1002972. Half year taxes are \$2,971. 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.

All equipment, tools and chattel items will be sold live, on-site auction day.

EQUIPMENT/TOOLS/MISC.

New Holland TC24DA diesel tractor, 1,287 hrs., 24hp, turf tires, 4x4, mid & rear PTO, HST, Woods LS84 loader, NH 914A mower deck; 2024 RK 3pt. 5ft., PTO, rear discharge finished mower; John Deere 4x2 gator, gas, electric dump bed; Husqvarna TS354XD lawn tractor, 5 years old, 54" cut, 266 hours, one owner; Agri Fab Leaf Vac system, 205cc Briggs & Stratton gas engine; Eagle Equipment model FP-15S-14 car lift, electric, over hyd. w/ roll jacks; Delta Unisaw 10" tilting arbor saw, 4ft. fence, 220V, single phase; TT&Co sandblast cabinet, 4x2, w/ 220V sand recycler; work bench; metal shelf; fireproof file cabinet; 9x10 section of pallet racking, 4 shelves; Generac 5000-watt portable gas generator; TroyBilt horse tiller w/ Briggs & Stratton 6.5 HP motor w/ TroyBilt blade and tiller attachments; Portable Delta dust collector, 110V; Dremel 16" scroll saw floor model; MK model 770 tile saw; Bolens 3.5 HP gas edger; oil drain tank on wheels; gas powered post hole auger, 4" & 6" auger bits, 1ft. ext. bar; 5 Star commercial floor scrubber, 400 series; (2) 5ft. jack stands; David White transit;



(2) Ratchet 5/16" chain binders; antique greaser; Craftsman Router Deluxe letter template kit; DeWalt biscuit cutter w/ biscuits; handheld porter; cable power planer; Porter-Cable 4.5" trim saw; 55-gal. drum dolly; Stump Cutter DK2 power stump grinder, Kohler engine, bought new, used once; Performax belt sander, power build assembly, floor model w/ belts, 110, 24"; Collectible Lev-L-Lite headlight service center; Atlas commercial battery charger; AC freon leak detector, never used; General Sewer Rooter T3 power snake w/ 100ft. cable; shop paper dispenser; antique corn jabber; 12V pull behind, 23-gal. lawn sprayer; hyd. trans jack on wheels; pull behind lawn fertilizer spreader; Clark 4ft. box brake on wheels; 12ft. alum ext. ladder w/ adj. feet; wrench sets; 160ft. garden hose; Porter-Cable profile sander; DeWalt 18V power tool set; Porter-Cable dovetail jig; Craftsman antique pipe threader; Bailey no. 6 plane; graduated set of 3 cast iron skillet; Brownie Super 27 camera; TV Stand; ProForm treadmill; wall mirrors; bread maker; dehydrator; Cuisinart ice cream maker; furniture clamps; hand tools; misc. power tools; misc. home décor; misc. items not mentioned.

NOTE

Exciting auction start to finish! Food stand. Auction held indoors if cold weather.

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

Nick and Beverly Codispoti



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**REALTORS
AUCTIONEERS
ADVISORS**

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