



Real Estate. Looking for privacy and seclusion with a workshop and livestock barn to enjoy? This property offers it all. Stark Co. parcel #4104931. Situated on a quiet township road with long private blacktop drive new in 2018. Improvements include 1,700+ SF ranch home built in 1995 having primary bedroom with private full bath. Two additional bedrooms plus another full bath. Eat-in kitchen w/ updated granite counters in 2016, fully appliance with new stove in 2024 and refrigerator 2018, rear sliding door to covered patio leading up to gravel fire pit for relaxing. Home has covered front porch, front living room or dining room, nice center family room with fireplace. Two-car attached garage completes main level. Full basement with finished rec. room in 2017, exercise room, utility laundry area, and plenty of storage. Home has updated gas furnace in 2019 and central air. Free gas transfers with real estate. Electric monthly average \$153.10 in 2023.

Livestock/Workshop pole barn built in 1991 measuring 54' x 75'. Divided in half w/ workshop, updated lighting, wiring and breaker service in 2021, concrete, and water. Livestock side is clear span with hayloft. Entire building has concrete plus 14' front overhand with concrete. Nice 1-acre pond with new aerator in 2022. Property selling as an entirety. Come prepared to buy. Current half year taxes are \$1,885.93. Call George Kiko for help with Financing.

Approx. 14 acres of wooded land, 15 acres of pastureland/spring fed water trough in 2018, and 18 acres of tillable land, tilled in 2019. Ideal spot for hunting, fishing, and loving every day.

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 sold as an Entirety and not to be offered in separate parcels.

Hay. Approx. 50+ round bales, first cutting wrapped, 30 days to remove.

Equipment. 2009 Kubota UTV 4x4, never plowed snow, 1,444 hrs.; NH 185 skid loader, clean machine, 1,130 hrs.

Misc. Chattels. Barn refrigerator; Chain-link dog kennel; Few tools; Snow fence; Decorator flowerpots, Etc.

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: Andy Pennell and Tricia Pugh, owners.



GEORGE P. KIKO
AUCTIONEER/REALTOR®
330.418.1095
george@kikocompany.com



REALTORS
AUCTIONEERS
ADVISORS

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



ABSOLUTE AUCTION

WEDNESDAY, OCTOBER 23, 2024, 5:45 PM
LIVE AUCTION WITH ONLINE BIDDING AVAILABLE



REAL ESTATE



SCENIC 53+ ACRE FARM

3-Bedroom Ranch
Home W/ Finished
Basement, Free Gas

2422 ANDERSON AVE. NE,
MINERVA, OH 44657

www.kikoauctions.com | 800.533.5456

AUCTION HIGHLIGHTS

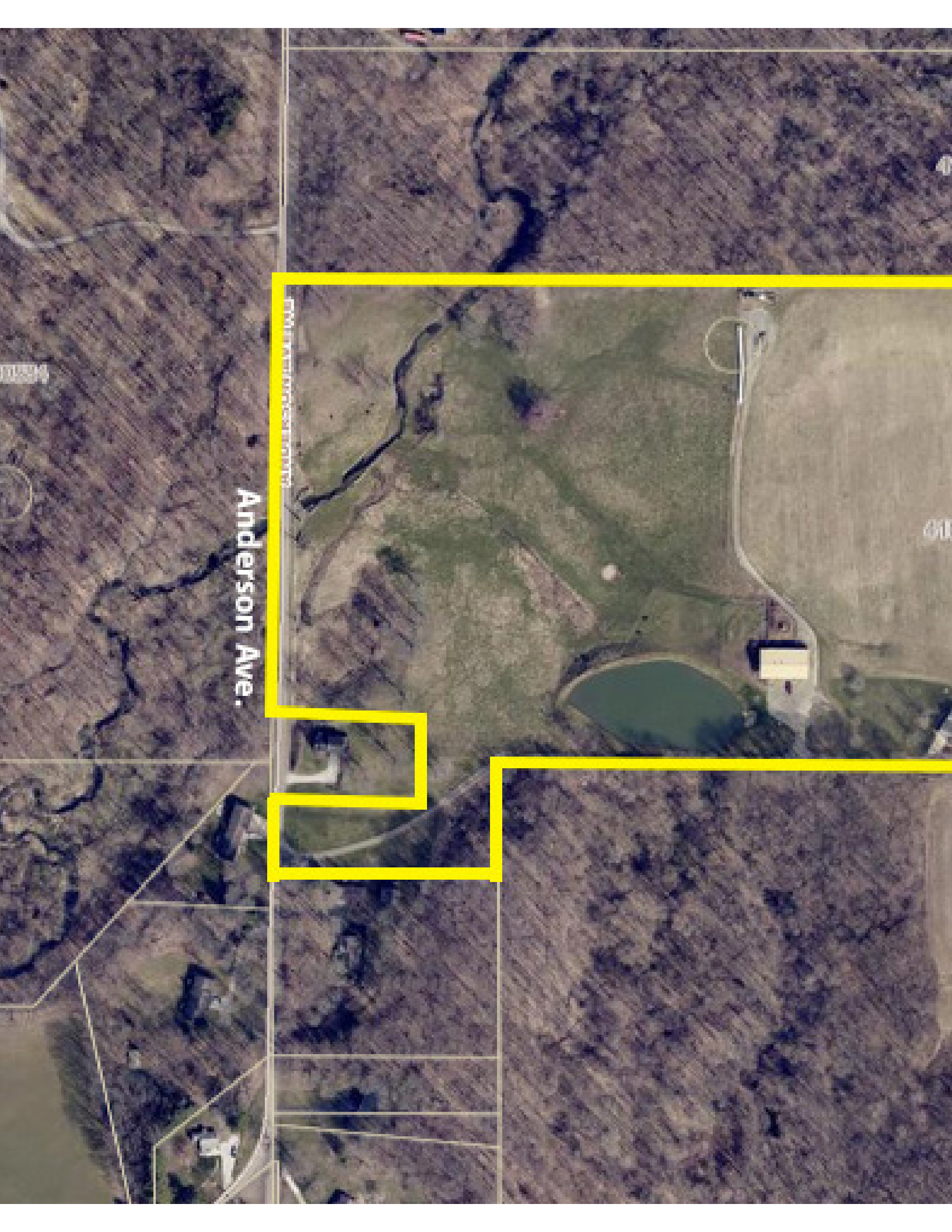
- Selling As Entirety
- Beautiful Hide Away Setting
- 54' x 75' Divided Pole Barn, Fenced Pasture
- Long Blacktop Drive, Nice Pond W/ Fish
- 18 Acres Of Tillable Land
- 15 Acres Of Pasture Land
- 14 Acre Of Woods
- Paris Twp., Stark Co., OH
- No Zoning, Minerva Local Schools
- No Zoning, Minerva Local Schools

ALSO SELLING: NH Skid Steer, Kubota UTV,
Round Bales Hay



Scan for auction
details, including
directions.

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



Anderson Ave.

PROPERTY OF [unreadable]

71

000000

000000

000000

Measurements are approximate and subject to actual survey.

000000000