



AUCTION

LEADING THE INDUSTRY SINCE 1945

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Saturday - July 22, 2023 - 10:00 AM

**157-Acre Farm All Adjoining
Rare Opportunity With Two Homes
Outstanding Brick Contemporary 4,358 SF. Home Heated
Shop Buildings - Toy Buildings - Bank Barn - Equipment Shed
- Cattle Barn And Feedlot
2,340 SF Ranch Home On 6.24 Acres
To Be Offered In 8 Parcels From 5 Acres To 67 Acres
5 Parcels With Lake Access To 8.72 Acre Lake
Ideal Country Size Future Home Sites - Farm Land**

LAKE TWP. - NORTH CANTON SCHOOLS - STARK CO.

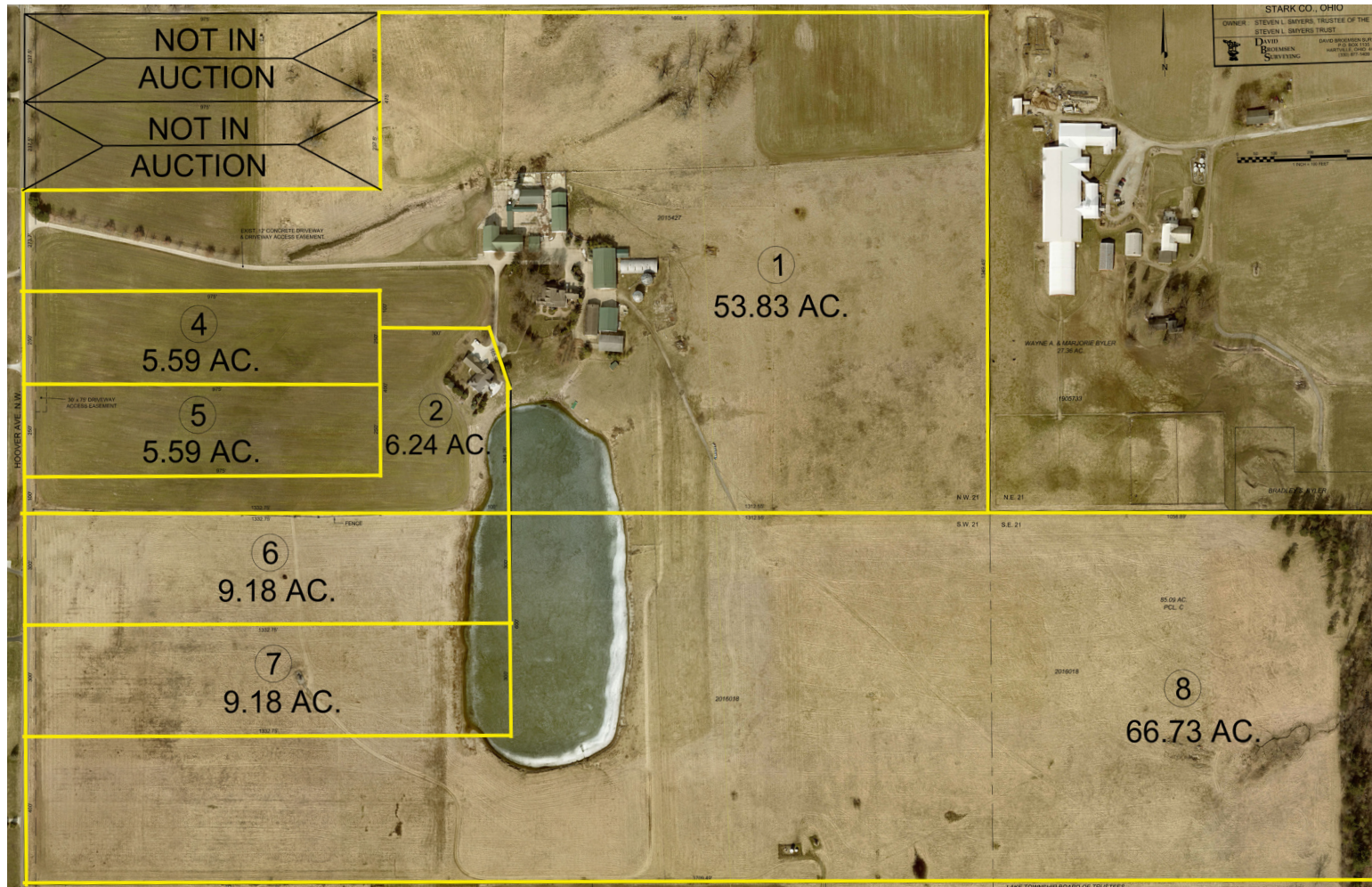
Offered Separate & Together, Sells The Way It Brings The Most Money.

Live On-Site Auction With Online Simulcast Bidding Available

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

10666 HOOVER AVE. NW, UNIONTOWN, OH 44685

Directions: Take Market Ave. north of State St. or south of Rt 619 (Edison St.) to Lake Center, then turn west to Hoover Ave. then turn south to auction. Watch for KIKO auction signs.



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.

Auction By Order Of: Rita J Smyers, Trustee of the Steven L Smyers Trust



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Real estate features 157 gently rolling acres. Outstanding brick contemporary home that has been methodically designed and updated. As you walk towards the main entrance, you can't help but notice the beautiful landscaping, fenced courtyard with brick pavers and the large L shaped covered porch. Inviting foyer entrance with inlayed true north medallion which leads you to the main level. Highlights include a gourmet elaborate kitchen with cherry cabinetry, center island, granite counter tops, Viking gas range and most stainless-steel appliances. Open concept dining room which leads you to the sunroom and the study with cathedral ceilings, built in cherry cabinetry, fireplace and views of the patio and the lake. Large L shaped formal dining room with entertaining area and half bath. Beautiful lower level with foyer entrance that leads you to the sprawling great room with high ceilings, loads of built in cabinetry, fireplace, and lots of natural light. Full walk-in tiled shower bath. Private wet bar with cherry cabinetry, granite counter tops and pull-out fridge drawer completes the main level. Second level features a spacious owners suite with walk-in closets with built in cabinetry and shelves, private bathroom closet with commode and bidet, massive his and hers vanity, lg. walk-in tiled shower and private balcony. Three other nice sized bedrooms, sitting room/home office and large bathroom with double vanity, step in tile surround shower and jetted tub. Nicely finished basement with summer kitchen, laundry area, and wine bar. Full shower bath with tile surround with Amerec Steamer. Nice sized bedroom/guest room. Attached oversized heated three-car garage with tile floor. Out buildings include good original bank barn with L shaped edition, large feed lot with auto feeders and waterers, silos, smaller bins, multiple paddocks, and cross fenced pastures. 27'X38' heated woodshop building with tile floors. 40'X100' drive thru livestock building with hay loft storage, feed room, 14 pens, auto waterers, cement and electric. 60'X104' equipment shed with brick face and metal siding, three sets of slider doors, cement, electric and water. 36'X100' quonset building with two sets of sliding doors, 3/4 cement, electric water. 33'X81' climate-controlled toy barn with two overhead doors, brick floors, and brick face. 40' climate-controlled boat barn with two overhead doors, cement floors, and electric. 48'X60' climate-controlled shop building with two overhead doors, cement, electric and water. Two good grain bins and 20'X30' storage building with cement and electric.

The modern ranch home features nice foyer entrance with built-in cabinetry, tile floors, and half bath. Kitchen with stainless steel appliances, views of the lake, dining area, and door to the rear deck. Nice sized owner's suite with walk-in closet, shower, jetted tub, and double vanity. Large open concept living room with fireplace, formal dining area and sunroom. Two other bedrooms and full bath complete the main level. Lower level has a large, finished walkout basement with full wet bar, rec room, nice size bedroom, and sliding doors to the rear patio overlooking the lake and crop fields. Gas F.A. furnace with central air. Attached oversized heated three-car garage with dog washing station and fenced rear yard.

These properties are a one of a kind! Buy one property or buy them all. Great location, just minutes to Akron, Canton, and Cleveland.

Real estate to be offered as follows:

- Parcel #1** - 10666 Hoover Ave., 53.83 acres with main home, all out buildings and lake rights, 273' road frontage.
- Parcel #2** - 10524 Hoover Ave., 6.24 acres with modern ranch home and lake rights, 100' road frontage.
- Parcel #4** - 5.59 acres open land, ideal homesite, 250' road frontage.
- Parcel #5** - 5.59 acres open land, ideal homesite, 250' road frontage.
- Parcel #6** - 9.18 acres open land, ideal homesite, lake rights, 300' road frontage.
- Parcel #7** - 9.18 acres open land, ideal homesite, lake rights, 300' road frontage.
- Parcel #8** - 66.73 acres open land, ideal hideaway homesite, lake rights, 400' road frontage.

Parcels will be offered separate and together through our multi-par system. Bank financing available to qualified bidders.

See kikoauctions.com for full details.

