



AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

Friday - November 24, 2023 - 11:00 AM

Attn: Land Seekers, Hunters, Nature Lovers

52 Scenic Acres

Ideal Family Retreat W/ Future Homesite

Majority Wooded - Balance Open Hayfield

Future Hilltop Homesite

W/ Panoramic Sunset Views

Mature Timber - Small Cabin - Trails - Creek

Access To Towpath - Gas/Oil Rights Transfer

Also Selling: Mower, Hunting Items, Misc.

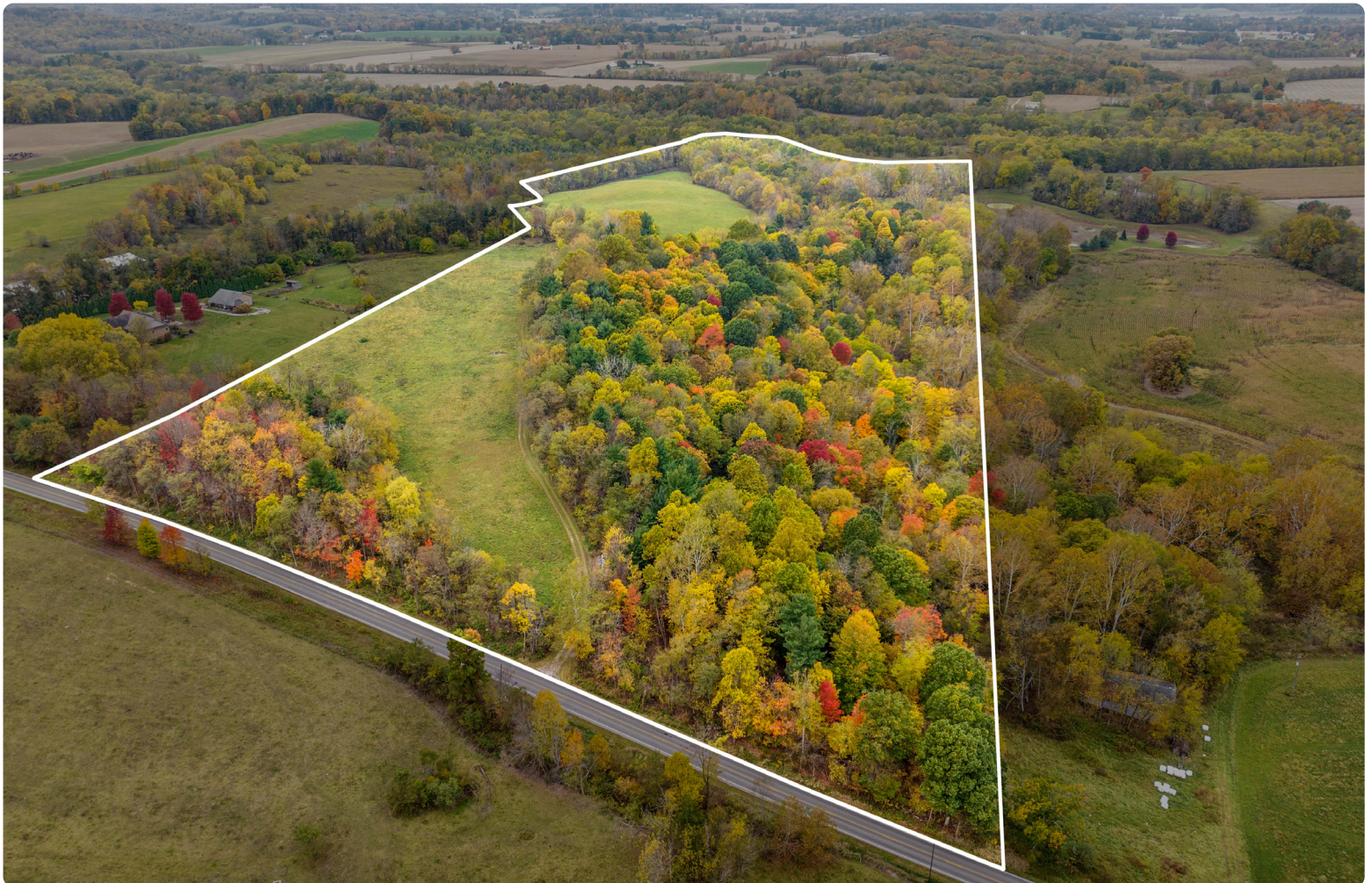
BETHLEHEM TWP. - STARK CO. - FAIRLESS LSD

Live Auction With Online Bidding Available

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

9241 Shepler Church Ave. SW, Navarre, OH 44662

Directions: From Navarre, OH go southeast onto Hudson Dr. SW for 3 miles to Shepler Church Ave. SW then south onto Shepler Church for 1.2 miles to auction or from Bolivar, OH take Poplar St. west and continue onto OH-212 W for 1 mile then north onto Shepler Church Ave. SW for 1.6 miles to auction. Watch for KIKO signs.



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

800-533-5456 | kikoauctions.com



Real Estate: 52 acres gently rolling land. Hilltop with panoramic views of sunsets, winding scenic creek plus tow-path access. Approx. half hardwood trees including walnut, balance open hayfields. Manicured trails, shooting range, driveway leads back to small cabin wired for generator. Farm fields rented for \$2,376/year. Gas/oil income \$1,000/year. Land is an investment you can enjoy! Call auctioneer for details on how to use your current property to buy this one. Bank financing available for qualified bidders. Stark Co. Parcel #10005726. Half year taxes are \$193.

Chattels: Toro Wheel Horse Riding Mower (New Motor), Briggs And Stratton Log Splitter, DR 44T Pull Behind Brush Hog, (2) Deer Stands And Safety Straps, Utility Cart, Utility Wagon, Various Goose And Duck Decoys, Hunting Seats And Chairs, Herter's Shooting Bench, Work Bench, Old Gas Golf Cart (Needs Battery), Car Ramps, Stihl FS-131 Brush Cutter W/ Handles, Horton Crossbow In Case, Archery Targets, 12' Corrugated Drain Pipe, Waders, Outdoor Chairs, Wood Folding Chairs, (2) Pop-Up Dog Houses, Fence Posts, (4) Conibear Traps, Couch, End Table, Coffee Table, Homemade Weight Bench, Coleman Lantern, Tree Umbrella, Clay Thrower And Targets, Two Game Camera Security Boxes, Deer Archery Target, Outdoor Cookware, 2x3 And 10x6 Oriental Rugs From France, Misc. Items Not Mentioned.

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.

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: Wild Cat Basin, LLC.



**ATV Tour:
Saturday - November 18, 2023
2:00-3:00 PM**



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



Auctioneer/Realtor®
KRISTEN KIKO
330-234-7110
kristen@kikocompany.com

800-533-5456 | kikoauctions.com

