



2722 Fulton Dr. NW, Canton, OH 44718  
kikoauctions.com

**SATURDAY – APRIL 22, 2023 – 11:00 AM**

### 28.9-ACRE FARM WITH BEAUTIFUL SETTING

Offered In 2 Parcels  
2,400+ SF Quality Built Home W/  
Three Outbuildings  
Sandy Twp. – Tuscarawas Co. – Sandy Valley SD



Auctioneer/Realtor®  
**EUGENE R. KIKO**  
330-495-0131  
genokiko@kikocompany.com

**800-533-5456 | kikoauctions.com**



# AUCTION

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**SATURDAY – APRIL 22, 2023 – 11:00 AM**

## 28.9-Acre Farm With Beautiful Setting

**OFFERED IN 2 PARCELS**

2,400+ SF Quality Built Home W/ Three Outbuildings  
Sandy Twp. – Tuscarawas Co. – Sandy Valley SD

ABSOLUTE AUCTION, All sells to highest bidder(s) on location:

### 3444 Dueber Rd., East Sparta, OH 44626

Directions: Take Rt.800 south of I-77 to Cross Roads Rd. and go west to Ridge Rd. then north to Dueber and west to address. Or take Rt. 212 east of I-77 and Bolivar to Rt. 800 then north to Cross Roads Rd. and west to Ridge Rd. and north to Dueber Rd. to address.



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

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**REAL ESTATE:** 28.9 acres with beautiful, scenic country setting offered in 2 parcels. Property is centrally located between Canton, OH and Dover/New Philadelphia, OH with easy access to Rt.800 and I-77. Located in rural Sandy Valley School District. This one owner, quality-built home with spacious open floor plan will impress. This is an ideal property for raising animals, crops, vegetable, fruits, and wonderful place to raise a family. Three outbuildings offer options for running a business, having horses or livestock, storage for autos, toys, or recreational equipment, the opportunities are endless. Homeowner is downsizing and relocating. Come prepared to buy this one-of-a-kind property!

**PARCEL #1:** 2,463 Sq. Ft. Cape Cod Style Home on approximately 11.6 acres with three outbuildings. Spacious home featuring kitchen with cherry cabinets, butcher block top island and pantry that flows into the dining room and large family room w/door to enclosed porch. A vaulted ceiling, skylights and brick two-sided fireplace from floor to ceiling into the living room and foyer area finish the open feeling concept. Main floor includes two bedrooms and full bath. Large first floor laundry/mud room and office area off the garage entrance. Upstairs features master suite with full bath, fireplace, and a large walk-in closet. Loft style office space overlooks the living room. Second floor includes two large rooms for storage areas. Full basement with large open rec room, work room, and walk-in safe/vault. Home has security system w/cameras, electric heat pump and propane f/a heat and central air. Two-car heated garage and newly paved driveway. Three buildings encompassing approx. 5,800 sq ft to fit any of your needs inc. 32'x64' building with heated shop area and balance suited for livestock, horses or convert to kennel area. 30'x 64' open pole building perfect for storage for equipment or autos. 30'x 68' building was for family produce operation but suitable for business or small farm operation. This property has a beautiful private setting with newly paved drive leading back to home and buildings. Convenient location 20 min. from Dover/ New Philadelphia or Canton and 11min to I-77.

**PARCEL #2:** 17.5 acres tillable land w/ approx. 443' frontage. Land is well drained and very fertile, has had good crop production in past years.

**REAL ESTATE NOTE:** Family has owned property for the last 60 years. Owners have been very meticulous in maintaining and caring for the home, buildings, and property with great pride. For help with financing or more information contact auctioneer. Property to be offered as a Multi Par auction and sold whichever way it brings the most.

**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 offered as a Multi Par auction and sold whichever way it brings the most.

**AUCTION BY ORDER OF:** Elizabeth M. Frank Trustee

