



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**TUESDAY – APRIL 25, 2023 – 5:30 PM**

**44+ ACRES WITH FIXER-UPPER FARM HOME – OUTBUILDINGS  
LOADS OF ROAD FRONTAGE – 40% TILLABLE  
LEXINGTON TWP. – STARK CO. – MARLINGTON SCHOOLS  
OFFERED IN 5 PARCELS & AS A UNIT MULTI PAR**

Absolute auction, family owned for years, all sells to the highest bidders on location:

**13721 EDISON ST. (RT. 619), ALLIANCE, OH 44601**

Directions: Take Rt. 619 east of Marlboro or west of Rt. 183 in Alliance to farm. Watch for KIKO signs.



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

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



44+ acres – frontage on 3 roads – open fields plus wooded hunting land – improvements include 1,800 sq. ft. century plus vinyl-sided farmhouse with addition, natural gas and central air, well/septic, three bedrooms up – main-level kitchen and dining room, main-level full bath, laundry, and master bedroom. Partial basement, porches, attached three-car pole barn garage with overhead doors. Other metal pole building in rear. Nice set back and setting. Has been vacant and needs lots of TLC. Bring your contractor. You'll love this setting. Balance of land farm fields and woods. Frontage on Rt. 619, Florida Ave., and Atwater Ave. Owner owns over half mineral rights and they will transfer.

**NOTE: Open House: Monday – April 17, 2023 – 4:30-6:30 PM or 2 hours before sale. Divided as follows:**

**PARCEL #1** – 5.6 acres with home and all buildings. 299' frontage on Rt. 619.

**PARCEL #2** – East of home. #2 has 7.9 acres w/ 385' frontage. Mostly tillable

**PARCEL #3** - 8.3 acres and is a corner lot. Mostly tillable. Over 1,300' total frontage.

**PARCEL #4** – Just west of home. 12.3 acres – nice open field balance wooded. 830' frontage.

**PARCEL #5** – Corner tract. 10.1 acres. Nice open field balance wooded. Over 1,400' total frontage.

**For financing questions on how to buy, call Rusty Kiko.**

**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: Ray Krepps**



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