



AUCTION

LEADING THE INDUSTRY SINCE 1945

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SATURDAY - AUGUST 5, 2023 – 10:00 AM

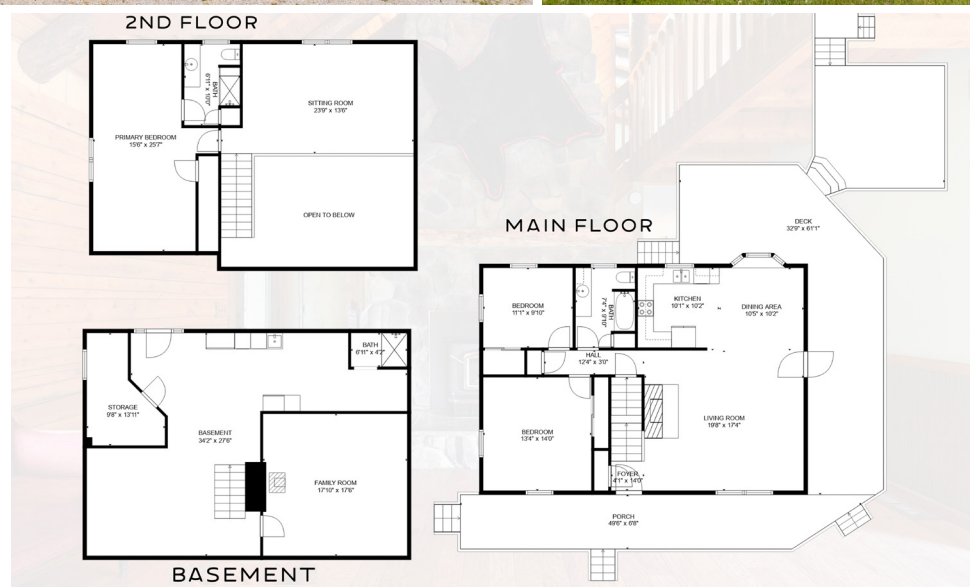
Beautiful Log Home Overlooking Private Stocked Lake on 5+ Acres W/24'x30' Garage/Shop Building and 34'x64' Dog Kennel Building

TUSCARAWAS TOWNSHIP - TUSLAW SCHOOLS - STARK COUNTY - NO ZONING!
Also Selling: Bayliner Fishing Boat - Campers - Tools - Glassware - Collectibles - Antiques - Household Items

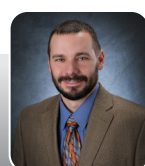
Absolute auction, all sells to the highest bidders on location:

2157 ALABAMA AVE. NW, NORTH LAWRENCE, OH 44666

Directions: From Rt 30 go west to Alabama Ave. then north to property or from Rt 21 go south to Arcadia St. then west to Alabama Ave. then south to property. Watch for KIKO Auctions signs!



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Real Estate Sells At 11:00 AM!

Real Estate: Welcome to your own little piece of paradise! This beautiful one-owner property has so much to offer the outdoorsman and fishing enthusiast, plus a business opportunity all on the same property! The property features custom built log home, having 1,960 sq. ft. with a large, covered porch. Front door into great room with hardwood floors, exposed wood beams and floor to ceiling stone wood burning fireplace. Oak kitchen is complete with electric range, microwave, dishwasher, garbage disposal and dining area with bay window and door that opens to multiple wood decks with hot tub overlooking the lake. Main level also has a large bedroom with closet, a second bedroom with built-in desk, cabinetry, and closet, and includes a large full bath with tile floors, linen closet, and a laundry chute. The upstairs leads you to a large loft area overlooking the great room, master bedroom w/vaulted wood beam ceiling, closet, and full bath with tile floors, large walk-in shower, linen closet, and laundry chute. Full walk out basement has a lot to offer with vault/mancave room that has stone finished gas fireplace, built-in cabinets, both tile and carpet flooring, workshop area with built-in tables and cabinets, small storage room with built-in desk, and utility area with sink, laundry hook ups and shower, plus an oversized door to outside. Home has Rheem gas F/A furnace, central air, 80 gal. hot water tank, 200 amp. electric, water softener, septic system, and water well. Home is also plumbed for outdoor wood burner.

A large, oversized 24'x30' detached log style two car garage with workshop area and concrete floors with drains, has upstairs loft/storage area, and plumbed for outdoor wood burner. On the backside is a lean to with water hydrant and concrete pad for extra storage. Also located on the property is a 12'x16' wood storage shed, large permanent storage container and a 2-dog kennel building both with electric. Property also features a business opportunity with a 34'x64' dog kennel building. This building features a large open office area, built-in cabinets, tile floors throughout, washroom with sink, and dog wash tub, a utility room with commode, built-in stainless steel sink table, cabinets, 40 gal. Rheem hot water tank, 200 amp. electric, and boiler heat, plus building is plumbed for outdoor wood burner. The kennel area has 20+ kennels with doors to outside, concrete floors with grooves for easy disposal of pet waste, exhaust fan, and has a commercial size septic system. This building includes an enclosed lean to areas on both sides with additional kennel fencing and upright doors for easy access to outside fenced in kennel run area. These amazing buildings are situated on 5.10 acres with large lake stocked with Bass, Crappie, Blue Gill, White Amur, Catfish and Koi Fish! Don't miss out on this opportunity! Conveniently located between Rt 30 and Rt 21, and right next to the towpath walking trail. No zoning and located in desirable Tuslaw Local School District.

Contact Tina or Geno today for more information or help with financing.



Bayliner Fishing Boat – Campers: Clean '93 22ft Bayliner 2252 Classic Cuddy Fishing Boat With Rebuilt 383 Stroker 300HP Engine (Out Drive Needs Put Back On), Newer Suzuki 9.9 Kicker Motor, Galvanized Trailer W/ New Tires – Nomad Skyline Model 2960 Camper 31ft With Solar Panels, Kitchen, Living Room, Full Bath And Bedroom - '92 Viking Model 185 Pop-Up Camper – Portable Waste Tanks

Tools – Coleman Lantern Collection – Fishing And Outdoor Items: Sand Blasting Tank – Yard Machine 5HP Snow Blower – Echo String Trimmers – Craftsman Pressure Washer – Wen 1800w Generator – Scroll Saw – Bench Grinders – Metal Racks And Shelving – Barrel Pumps – Truck Hitch Insert – Electric Motors – Aluminum Ext. Ladder And Stretch Plank – Fiberglass Stepladders – 8' Shop Lights – 16gal. Shop Vac – Many Toolboxes W/Hand Tools And Sockets – Power Tools – Sprayers – Mop Bucket – Reel Mower - Fuel Oil Tank - Loads Of Hardware And Misc. Items – 15+ Coleman Lantern Collection – Camping Items – New Air Mattresses – 12'x12' Screen House - (2) Evinrude 6HP Motors – 8' Alum. Rowboat (Bow Has Leak) - Fishing Poles, Tackle And Boxes – Down Riggers – Trolling Motor – Home-Made Ice Fishing Shanty Frame – Lowrance & Eagle Fish Finders – Fish Mounts – Herters Model 7-84-N72M Reloading Press – Goose And Turkey Decoys – Hoop Turtle Traps – Knives – Etc.

Furnishings – Glassware – Collectibles – Antiques – Household: 2 Cushion Sofa – Kenmore 12 Freezer – Frigidaire Washer And LP Dryer – Washer And Gas Dryer – Chest Of Drawers – 8' Bench – Plastic Folding Tables – Ant. Chair – Slat Top Trunk – Treadle Sewing Machine – 4 Drawer File Cabinets – Waterfalls Cedar Chest – Oak Glass Mirror – Modern Stack Bookcase – Glassware Incl. Fenton, Pattern, Fire King And Others – Pyrex Bowls And Dishes – Fiesta Dishes - Hand Painted China And Dishes – Henn Pottery Spongeware – Lenox – Cookie Jars – Franciscan Desert Rose Dishes – Pfaltzgraff Dishes – Pottery Items – Cast Iron Skillet – Salt & Pepper Collection – Violin – LP Records, Stereo, Speakers – Toys Inc. Lincoln Logs, Easy Bake Mini Oven, Dolls, Toy Trucks, Lite-Brite, Etc. – Cuckoo Clocks – Western Electric Wall Phone – Galvanized Water Cans – Globe – Log Frame Pictures – Cast Iron Trivets – Cookware – Rolling Pins – Yard Pump – Ant. Pullies – Nascar Race Receiver Headset – Quilts – Usual Household Items – Dog Grooming Table – Stainless Dog Bowls – Dog Crates – Etc. - Many Boxes Packed Away And Not Seen. Anything May Turn Up!

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 CHATELS: 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.

Visit our website at www.kikoauctions.com for additional pictures.

