

# ABSOLUTE AUCTION

SATURDAY, JUNE 15, 2024, 1:00 PM  
REAL ESTATE SELLS FIRST



REAL ESTATE



## LIVE AUCTION WITH ONLINE BIDDING

### REAL ESTATE

Opportunity here! Hideaway property totaling 13.67 acres w/ privacy for your enjoyment. Real estate features a long gravel private driveway leading up to a one-owner, custom-built redwood sided two-story home. Main level features open kitchen w/ center island, dining room, family room w/ custom stone fireplace, vaulted ceiling, office, cherry floors throughout, primary bedroom with walk-in closet, full bath, & laundry. Second level has open balcony hall overlooking the family room with two nice size bedrooms and full bath. Full walkout basement w/ rec room & fireplace/wood burner, full shower bath, 4th bedroom, storage rooms, etc. Home has updated gas FA furnace w/ central air, plus wood burner back-up. Two-car attached garage, updated steel roof, large rear deck wrapping around the back of the home, covered canopy, and fenced rear yard. This home offers an abundance of privacy and seclusion for your family! MCTV cable to the home. Property also has 24'x24' garage w/ 2 lean-to additions on each side. Concrete & electric. Two-car steel carport. All mineral rights owned by seller transfer. Property offered in 2 parcels and as an entirety, selling whichever way brings the most!

ONE-OWNER  
CUSTOM-BUILT  
HOME ON 13.6 ACRES

WOOSTER CITY  
SCHOOLS

5511 CANAAN CENTER RD.,  
WOOSTER, OH 44691

[www.kikoauctions.com](http://www.kikoauctions.com) | 800.533.5456

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



MEMBER SERVICE OFFICE  
MLS



Scan for auction details, including directions.

Absolute Auction.  
All sells to the highest bidders on location.

**DIVIDED AS FOLLOWS:**

**PARCEL #1**

7.71 acres with home & buildings. Long private drive. Great setting! Wayne Co. parcel #53-01561.005. Taxes per half year are \$1,746.41.

**PARCEL #2**

5.96 acres w/ frontage on Canaan Center Rd. Wooded & open land w/ marketable timber. Great setting here! Wayne Co. parcel #53.01905.000. Current half year taxes are \$41.06.

**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.

**MOWER/GOLF CART/TRAILER**

Toro Z Master w/ 27hp Kohler, 1,986 hours, 60" deck; Club Car "Carryall 1" gas golf cart, alum. bed; single axle 10' landscape trailer; assorted black walnut boards; step ladders; alum. ladder; radial arm saw.

**FURNISHINGS**

Large 8' oak back bar w/ leaded glass, mirrored back; one-piece pie safe cupboard; 2pc. blind doorstep back cupboard; cherry entertainment cabinet; 3pc. drop front secretary cabinet w/ bookcase top; assorted dressers & end stands; cabinets; hand tools; garden supplies; garden tools; jars; serving pieces; etc.

**NOTE**

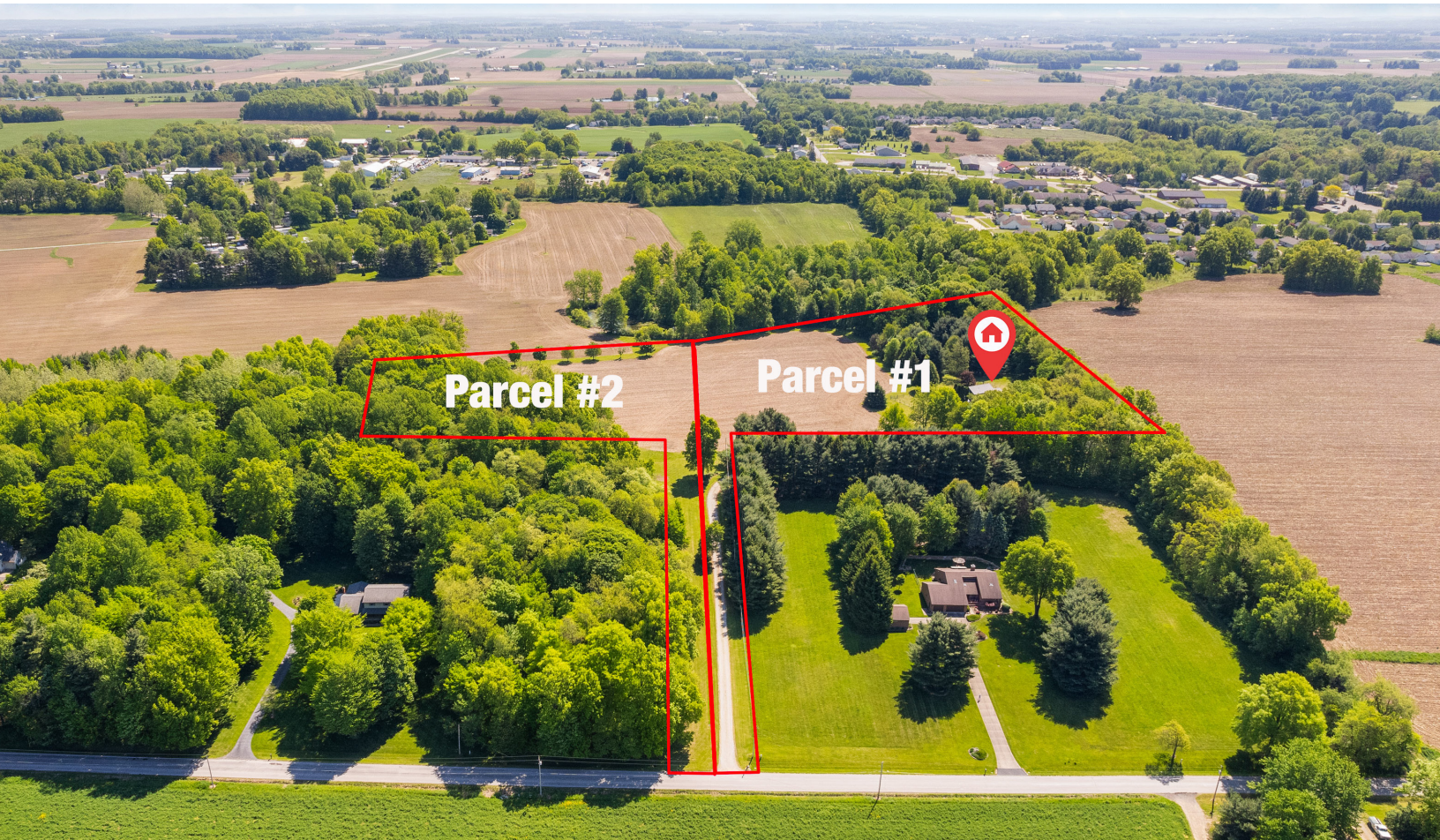
Partial listing, anything may turn up! Lunch stand available. Join us!

**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**

Bart Schenck, POA for his mother Kim Tapie



**GEORGE P. KIKO**  
AUCTIONEER/REALTOR®  
330.418.1095  
george@kikocompany.com



REALTORS  
AUCTIONEERS  
ADVISORS

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

