

Real Estate Features: Stark County parcels #6702115, #6703855 & #6700774. 153 +/- total acres. What an outstanding opportunity to purchase all or a part of this beautiful southern Stark County farm located across the street from the Wilderness Center. Nice hilltop views and building sites with a nice mixture of hardwoods for outdoor enjoyment and privacy. With approx. 8,633' of road frontage on four different roads, the possibilities are endless. All mineral rights owned by the sellers will transfer to the new buyers. Walk the land at your convenience, call auctioneers with any questions on how to purchase.

Auctioneers Note: What an opportunity to purchase some of the best land that Sugarcreek Township has to offer. Whether you're looking for a building parcel, recreational, investment or tillable, this farm has it all. Walk the land at your convenience. Lunch stand will be available auction day. Call auctioneers with any questions.

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.

Honda CRV/Golf Cart/Tractor.
Nice 2015 Honda CRV, AWD, 49K miles, new tires, clean car; Nice Club Car electric golf cart, needs new batteries; Gravely Professional 12 G lawn tractor, been sitting; Troy-Bilt walk behind rototillers, been sitting; misc. farm items.

Antiques/Primitive Furniture:
Early cast iron hitching post; large cast planters; small cast planters; cast iron bench; early flat wall cupboard; drop front secretary; early washstands; bachelors chest; 10-gallon copper kettle signed "D. Picking & Co., Bucyrus, OH"; kitchen table w/ 8 chairs signed "Steve Berg"; claw ball table w/ 8 chairs; buffet servers; marble top buffet; arm chairs; several pieces of tiger maple furniture including: end stands, 3-drawer dresser, 2-drawer stand, kitchen table; turned leg end stands; game tables; early carved oriental divider; stoneware; pottery; Gorham weighted sterling candle sticks; dishes; early art work; Remington 1904 calendar; P. Hartman coverlet; early poultry pictures; signed nude picture; quality artwork pieces; etc.

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:
Rick A. Amos, Executor for the Patricia A. Soehnlén Estate, Stark County Probate case #251902



AUCTION

FRIDAY, AUGUST 8, 2025, 11:30 AM
REAL ESTATE SELLS AT 12:00 PM



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153 ACRES,
BEAUTIFUL CENTURY
FARMHOUSE, BANK
BARN, COTTAGE,
POND

LIVE AUCTION WITH ONLINE
BIDDING AVAILABLE ON
REAL ESTATE

- AUCTION HIGHLIGHTS**
- Offered In 15 Parcels
 - Frontage On 4 Roads
 - Tillable & Wooded Land
 - Sugarcreek Twp., Fairless Local Schools

- Also Selling Description:**
- 2015 Honda CRV W/ 49k Miles
 - Electric Club Car Golf Cart
 - Gravely Professional 12 G Lawn Tractor
 - Primitive Farm Furniture & Antiques



Scan for auction
details, including
directions.

All sells to settle
the estate on
location.



REALTORS
AUCTIONEERS
ADVISORS

14091 STONEFORD ST. SW,
NAVARRE, OH 44662

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KIKO Auctioneers



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Parcel #1: 14091 Stoneford St.: Century farmhouse on 5.3 acres. Having 410' frontage on Northvale St. and 562' frontage on Stoneford St. Beautiful 3,180 sq. ft brick Victorian farmhouse built in 1884. Home features wrought iron courtyard leading to the main level that has a large kitchen area with dining area and oak pinned hardwood floors, summer kitchen with laundry area and full bath, large formal dining room, library/office, living room and front foyer entrance leading to the second level. Upstairs has four oversized bedrooms, full bath and bonus sitting area with second back staircase. Full unfinished basement with updated 200-amp electric breakers, natural gas radiant hot water heat (replaced in 2024), separate air conditioning units, gas generator back up unit, 300' water well and septic system. Outside the courtyard area you have a detached oversized two-car garage, early bank barn and summer cottage that has kitchen, living area, one bedroom and full bath.

Parcel #2: 5.6 acres vacant land. All tillable corner lot with 562' frontage on Stoneford St. and 435' frontage on Stone Ave.

Parcel #3: 6.1 acres vacant land. Mostly tillable with 472' frontage on Stone Ave.

Parcel #4: 10.5 acres vacant land. With free gas. Mostly tillable with 412' frontage on Stone Ave.

Parcel #5: 10.5 acres vacant land. Mostly wooded, some tillable land, 412' frontage on Stone Ave.

Parcel #6: 6 acres vacant land. Tillable and wooded land. 110' +/- frontage on Northvale St.

Parcel #7: 35.8 acres vacant land. Ideal hunting and recreational parcel with building sites. 75' frontage on Foxfield St. Mostly wooded with tillable land.

Parcel #8: 5.7 acres vacant land. Mostly tillable with 423' frontage on Foxfield St.

Parcel #9: 5.8 acres vacant land. Mostly tillable with 422' frontage on Foxfield St.

Parcel #10: 5.9 acres vacant land. Mostly wooded, some tillable and 419' frontage on Foxfield St.

Parcel #11: 6.1 acres vacant land. All tillable corner lot with 281' frontage on Stoneford St. and 955' frontage on Northvale Ave.

Parcel #12: 6.1 acres vacant land. All tillable with 281' frontage on Stoneford St.

Parcel #13: 6.1 acres vacant land. All tillable with 281' frontage on Stoneford St.

Parcel #14: 6.1 acres vacant land. All tillable with 281' frontage on Stoneford St.

Parcel #15: 31.5 acres vacant land. Nice tillable land with woods and recreational land. Middle Fork Sugar Creek winds through the southern portion. 1,840' frontage on Northvale Ave.