

LIVE AUCTION

FRIDAY, SEPTEMBER 19, 2025, 12:30 PM



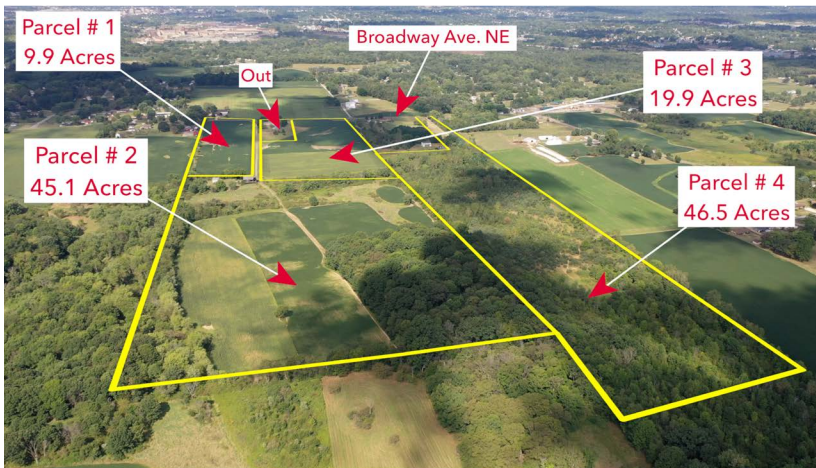
REAL ESTATE



121+ ACRES, 2 HIDEAWAY FARMSTEADS

Osnaburg Twp., Stark
Co., OH, Osnaburg Local
Schools

2386 & 2260 BROADWAY AVE. NE,
EAST CANTON, OH 44730



LIVE AUCTION WITH ONLINE BIDDING

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

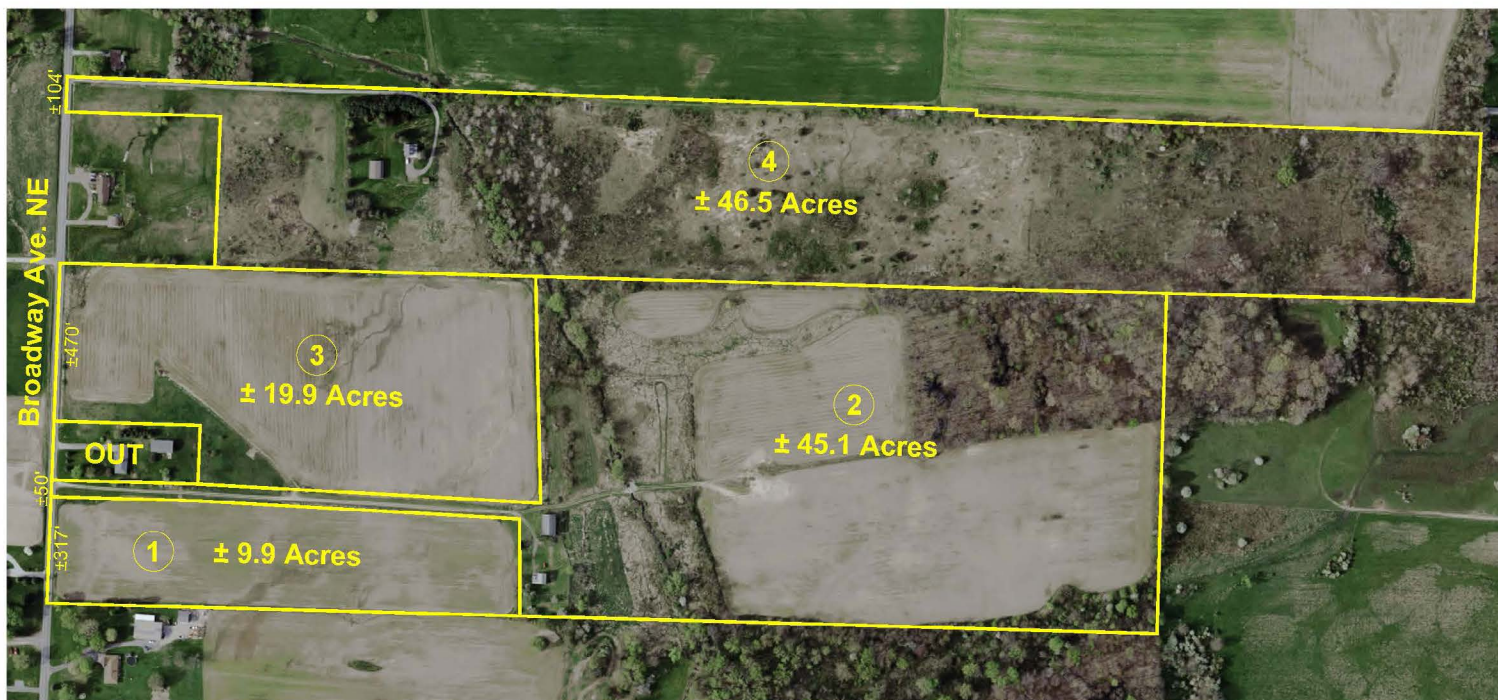


MLS



Scan for auction
details, including
directions.

All sells to settle
the estate on
location.



Longtime ownership, gently rolling land parcels with tillable acreage, gas well, all mineral rights owned by the estate are included. Marketable timber in back, ample frontage along Broadway Ave. Present crops reserved by tenant farmer. Osnaburg Local Schools.

Divided as follows:

#1. Approx. 9.9 acres vacant land with 317' frontage, lays very nice.

#2. 2260 Broadway Ave. Approx. 45.1 acres hideaway farmstead. Handyman farmhouse built in 1837 with approx. 1,400 sq. ft. living area. 4 bedrooms and full bath upstairs. Kitchen, dining & living rooms on main level with half bath. Walkout full basement. One-car attached garage. Hooked up to natural gas from the street. Old bank barn needs razed. Approx. 20 acres tillable, marketable timber in back (approx. 8 acres). Long private driveway!

#3. Approx. 19.9 acres vacant tillable land, gently rolling w/ existing gas well. Approx. 470' frontage. You'll like this parcel.

Note: Parcels #1-#3 will be offered separate and together, selling whichever way brings the most.

#4: 2386 Broadway Ave. Approx. 46.5 acres wooded and recreation land with long private driveway. Stark Co. parcel #3704913. Improvements include solid brick bungalow home built in 1945 w/ 1,217 sq. ft. Recently remodeled home with updated roof, windows, furnace, A/C, wiring, kitchen & interior. Updated septic. 3 bedrooms, 2 full baths, oak kitchen, large living room. Full basement. Outbuildings include 30'x50' two-story vinyl sided pole barn/barndominium. Unfinished interior. Children's play shed included. Taxes are \$962.76 per half year.

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.

Auction By Order Of: David Middaugh, Executor of the Donna Jean Middaugh Estate, Stark Co. probate #252544.



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REALTORS
 AUCTIONEERS
 ADVISORS

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