

# ABSOLUTE AUCTION

SATURDAY, APRIL 26, 2025, 10:30 AM  
LIVE AUCTION WITH ONLINE BIDDING AVAILABLE



LAND



**Real Estate.** 12.72 acres gently rolling, open farmland that is wooded at the rear of the property with large sandstone rock formations. 823 ft. frontage. Stark County parcel #6703023.

## To Be Offered In 2 Parcels:

**Lot A:** 6.7 acres vacant land, desirable country estate parcel. 200 ft. of frontage.

**Lot B:** 6 acres vacant land, desirable country estate parcel. 623 ft. of frontage.

## 12.72 ACRES VACANT LAND TO BE OFFERED IN TWO PARCELS

No Zoning, Prime Future  
Homesite Or Crop Land  
Great Location, Country Estate  
Parcels With Future Homesites

Sugarcreek Twp., Stark County, OH,  
Fairless LSD

ALABAMA AVE. SW,  
NAVARRE, OH 44662



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

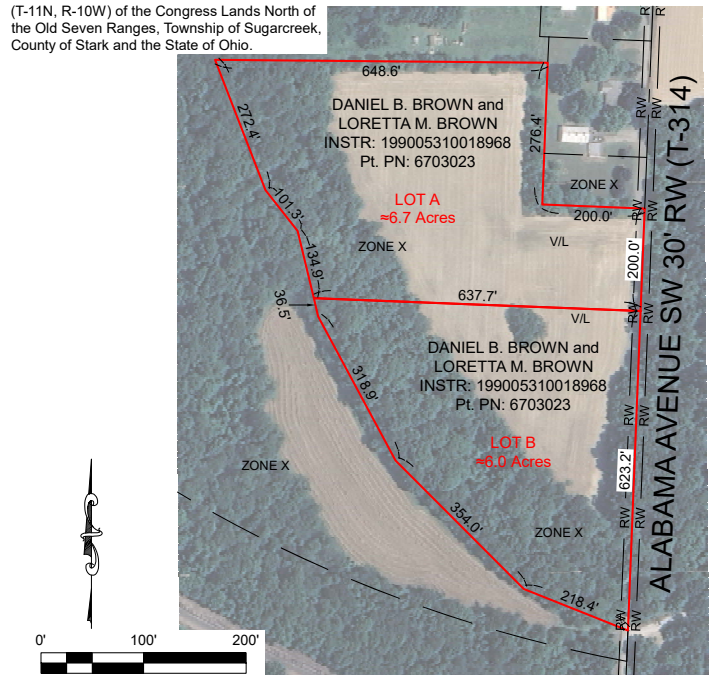


Scan for auction details, including directions.

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



Situated in the Northwest Quarter of Section 8 (T-11N, R-10W) of the Congress Lands North of the Old Seven Ranges, Township of Sugar Creek, County of Stark and the State of Ohio.



**SOURCES USED:**

1. STARK COUNTY GIS
2. FEMA FLOOD MAP  
MAP No. 39151C0310D  
DATED 9-29-2011

**PRELIMINARY LOT SPLIT DESIGN:**

PARCEL'S SUBJECT TO CHANGE PENDING SURVEY, FIELD ENCUMBRANCES, DESIGN RESTRICTIONS, AND APPROVAL.

VACANT LAND  
ALABAMA AVENUE SW  
NAVARRE, OHIO 44662

**SALES EXHIBIT**



Realtors • Auctioneers • Advisors

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2722 FULTON DRIVE N.W.  
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JACK KIKO



PREPARED BY:  
**CASTLE SURVEYING, LLC**  
50 NORTH AVE. N.E., OFFICE D  
MASSILLON, OHIO 44646  
PHONE: 330-754-5099

SCALE: 1" = 200'

ISSUE DATE: 03/17/2025

FIELD DATE: N/A

FILE NUMBER: C-25140

Parcels will be offered bidder's choice and as an entirety through the multi-par system and will be sold whichever way brings the most. Buy one or all. You decide! Land is a great investment! Walk at your convenience. Bank financing available to qualified buyers. Call auctioneer 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.



**JACK W. KIKO**  
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REALTORS  
AUCTIONEERS  
ADVISORS

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