

**Parcel 14C:** 8.7 acres open land w/ building site. Approx. 290' frontage on Avalon Rd.

**Parcel 15C:** 22.5 acres open and tillable land. This parcel has a well pad located on it. Approx 330' frontage on Avalon Rd.

**Parcel 16C:** 5.3 acres open and wooded land w/ building site. Approx. 439' frontage on Avalon Rd.

**Parcel 17C:** 5.4 acres open land w/ building site. Approx 440' frontage on Avalon Rd.

**Parcel 18C:** 5.4 acres open land w/ building site. Approx 441' frontage on Avalon Rd.

**Parcel 19C:** 5.4 acres open land w/ building site. Located on 90-degree turn. Approx 1,113' frontage on Avalon Rd.

**Entirety C Package:** Parcels 14 through 19, 52.7 acres mostly open land w/ building sites. Approx. 2,953' frontage on Avalon Rd.

**Note:** Real Estate Package A will be offered first bidder's choice and as an entirety through the multi-par system and will be sold whichever way brings the most, then followed by Package B and C. This is an Absolute Auction, come prepared and get your financing in line now if needed. For additional information and pictures visit our website at [www.kikoauctions.com](http://www.kikoauctions.com). If you need help with financing contact the auctioneer. This is an incredible opportunity and great time to invest in land! Explore Atwood Lake and what the 3,080 acres of public land has to offer here: <https://www.mwcd.org/places/atwood-lake-park/>

**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.

#### **Tractors/Hay & Farm Equipment/Dozer/Dump Truck.**

Case 2390 diesel cab tractor, 1000PTO, 3pt., dual hyd. remote, 20.8-38 rear tires w/ new rims, 4,937 hrs.; White 2-70 diesel tractor w/ 540 PTO, 3pt., dual hyd. remotes, 16.9-38 rear tires w/ weights, front weights, approx. 6K hrs.; Farmall M NF tractor, hyd. remote, 540 PTO, 13.6-38 rear tires, converted to 12V; John Deere 70 power steering tractor, 540 PTO, hyd. remote, New R38 tires and rims; Gehl 4610 skid steer w/ bucket, diesel, 3689 hrs.; Clean JD 459 Silage Special round baler, net or twine wrap; New Holland 1410 Discbine w/ flail conditioner; JD 327 square baler; Kuhn GF222T 2 star tedder; Kuhn GA300GM rotary rake; (2) 16' flatbed wagons; Caterpillar D8 2U Dozer, older unit, engine runs w/ cable winch; '89 Ford F-350 diesel truck w/ dump bed, shows rust, runs and dumps, 109K mi; JD BWF 16' folding transport disk; 4-row Stine cultivator; New Idea 215 PTO manure spreader; JD 3 pt. double sub-soiler; Oliver 3 bottom 14" trail plow; Vicon PTO power harrow; 3 pt. bale spears; HD 3 pt. or quick attach root rake; New Idea 300L 3 pt. fertilizer spreader; CID hyd. quick attach bale grabber;

4-bottom IH plow; etc.

**Travel Trailer.** Very nice '07 Canyon Trail by Gulf Stream 32' camping trailer, featuring two pop outs, awning on each side, double propane tanks, goose neck hitch, kitchen w/ stove top, microwave, refrigerator, living room, master bedroom w/ bath and shower, second bedroom w/ bunk beds, half bath. Heat and air, hot water tank, sleeps up to 8 people.

**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.

**Online Terms:** Visa, MasterCard & Wire Transfer accepted. Wire Transfer required on purchases totaling \$3,000 or greater. 7% buyer's premium on all sales. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.



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REALTORS  
AUCTIONEERS  
ADVISORS

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KIKO Auctioneers



# ABSOLUTE AUCTION

SATURDAY, APRIL 25, 2026, 10:00 AM  
REAL ESTATE SELLS AT 11:15 AM



LAND

LIVE ONSITE WITH ONLINE BIDDING AVAILABLE!  
CONTENTS SELL BEFORE REAL ESTATE!



## MORSHEISER FAMILY TRUST FARM AUCTION! 256+ ACRE FARM

OFFERED IN PARCELS  
5-Bedroom Farmhouse W/  
50'x 100' Pole Barn And Buildings  
Open/Tillable & Wooded  
Recreational & Building Tracts  
Loads Of Wildlife, Minutes From  
Atwood Lake And Lake Mohawk  
Harrison Twp., Carroll Co., OH

15 GLECOE RD. SW,  
DELLROY, OH 44620

**Real Estate.** Outstanding 256+ acre farm with beautiful setting, tons of road frontage. This could be one of the nicest laying farms in Carroll County w/ approx. 160 acres of open/tillable land w/ some tiled fields making it ideal for grain farming, raising livestock or building your new home. This property is only 6 min. from Atwood Lake East Marina and 10 min. from the Lace Rd. Lake Mohawk gate entrance. Parcels offer excellent building sites w/ acreages ranging from 5 acres to 56 acres, featuring tillable farmland tracts, open and wooded building tracts, plus hideaway recreational & wildlife tracts. Whether you're looking for a farm for agriculture, a place to hunt, or just a place to call home this property offers it all. Make plans to attend now and come prepared to buy one parcel, parcel packages, or the whole farm! Mineral rights do not transfer.

**Located:** 31 min. from New Philadelphia, OH; 32 min. from Canton, OH; 1 hr. from Akron, Millersburg & Steubenville, OH.



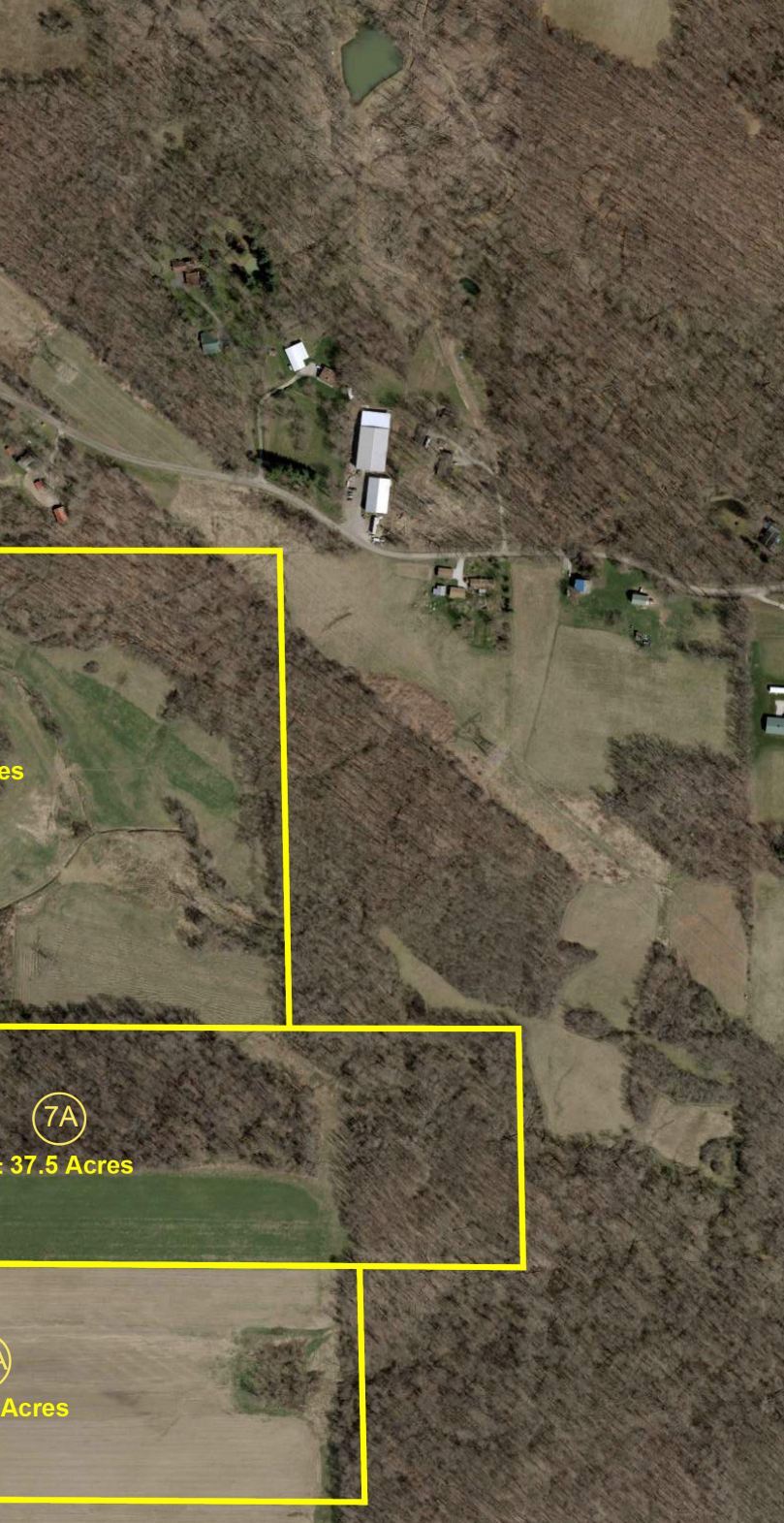
Scan for auction  
details, including  
directions.

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



Measurements are approximate and subject to actual survey.





**Parcel 1A:** Five-bedroom farmhouse with 50'x 100' pole barn, garage and outbuildings on 13.9 acres. Home featuring large eat-in kitchen w/ range and refrigerator, family room, large living room, office or bedroom, full bath with walk-in tub and laundry hookup. 5 bedrooms upstairs w/ steps to floored attic. Full basement w/ LP F/A heat and central air, 200-amp electric. Ideal for livestock w/ room for pasture and tillable farmland.

**Parcel 2A:** 6.5 acres open land w/ building site. Approx 576' frontage on Glecoe Rd.

**Parcel 3A:** 56.9-acre hide-a-way parcel. Secluded parcel with open and wooded land, pole building, plus it features a great elevated building site overlooking the property and countryside. Spring water, creek and pond site. 50' frontage w/ driveway on Glecoe Rd.

**Parcel 4A:** 8.3 acres open land w/ some trees and building site. Approx. 440' frontage on Glecoe Rd.

**Parcel 5A:** 7.1 acres open land w/ some trees and building site. Approx. 389' frontage on Glecoe Rd.

**Parcel 6A:** 6.8 acres open land w/ building site. Approx. 416' frontage on Glecoe Rd.

**Parcel 7A:** 37.5-acre open and wooded hunting/recreational tract w/ nice building site. Great hunting/get a-way parcel. Creek at back of property. Approx. 50' frontage on Glecoe Rd.

**Parcel 8A:** 6.2 acres open land w/ building site. Approx. 434' frontage on Glecoe Rd.

**Parcel 9A:** 6.1 acres open land w/ building site. Approx 450' frontage on Glecoe Rd.

**Parcel 10A:** 30.6 acres open/tillable land. Approx 50' frontage on Glecoe Rd.

**Entirety A Package:** Parcels 1 through 10, 179.9 acres open and wooded land w/ home and buildings. Approx. 2,833' frontage on Glecoe Rd. and Avalon Rd.

**Parcel 11B:** 8 acres open and wooded land w/ building site. Approx. 406' frontage on Avalon Rd.

**Parcel 12B:** 8 acres mostly wooded land w/ creek & building site. Approx. 388' frontage on Avalon Rd.

**Parcel 13B:** 8 acres open and wooded land w/ creek & building site. Approx. 400' frontage on Avalon Rd. and 369' frontage on Folsam Rd.

**Entirety B Package:** Parcels 11 through 13, 24 acres open and wooded land w/ building site. Approx. 1,194' frontage on Avalon Rd. & 369' frontage on Folsam Rd.

