



Note: This will be an absolute, multi-par auction. Bidding will remain open on each parcel until challenge bids are complete. Home will be open at 4:30 PM on auction day. Live and Online bidding available. For further details, call Colton Kiko 330.614.2478.

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.

Auction By Order Of: William R. Seese III & Joy Seese



THERESA BLOCHER
AUCTIONEER/REALTOR®
330.495.3789
blocher@kikocompany.com



COLTON KIKO
AUCTIONEER/REALTOR®
330.614.2478
coltonkiko@kikocompany.com



REALTORS
AUCTIONEERS
ADVISORS

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KIKO Auctioneers



ABSOLUTE AUCTION

THURSDAY, JUNE 4, 2026, 6:00 PM
LIVE AUCTION WITH ONLINE BIDDING AVAILABLE



RANCH HOME ON 15 ACRES GAS & OIL RIGHTS, OFFERED SEPARATE

Wooded & Open Land
24'x40' Barn W/ Lean-To
Livestock & Equine Permitted
Paris Twp., Stark County OH
No Zoning, Minerva LSD

1416 BAIRD AVE. SE,
PARIS, OH 44669

Real Estate. Discover the perfect blend of wooded privacy and open space on this 15-acre country property. Ideal for hunting, homesteading, or hobby farming. This versatile acreage offers a peaceful rural setting with approximately 5 acres of productive hay fields.

The ranch home, built in 1979, features 1,392 sq. ft. with 3 bedrooms and 2 full bathrooms. A beautiful sunroom addition provides a bright, relaxing space to take in views of the property year-round, while the expansive 590 sq. ft. rear deck is perfect for entertaining or enjoying quiet evenings outside. The partially finished basement includes a fireplace and rec room. Attached two-car garage. Good septic system and a drilled water well equipped with a softener system.



Scan for auction
details, including
directions.

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



A 24' x 40' barn with a lean-to provides excellent space for livestock, equipment storage, or workshop use. Stark County parcel 4103409. Current taxes are \$1,682 per half year. Minerva Local Schools. Paris Township.

Gas & Oil Rights. Investment opportunity! 15 net mineral acres, producing income. Currently held by production under Clinton Well #34151231650000, which is located on the neighboring property. 2025 income amounted to \$381. Future royalty income possible, with heavy gas and oil activity in the Point Pleasant Formation, at the southern end of Paris Twp.



