

A summer house, 13'x15' w/ gas wall heater, gas, stove hookup, used for outdoor entertainment, sleepovers, and additional garden storage and additional mini goat barn attached.

Three-bay garage, 24'x36', with cement floor, electric, and gas wall heater ideal for equipment, vehicle storage, or a workshop.

Historic bank barn, 36'x58', original cut stone foundation, hay mile, and granary. Lower level purpose-built for show cattle, complete with run-in areas, headlocks, grooming spaces, outdoor paddock area that connects to the multiple divided pasture areas. 95% of the land is pastured.

Additional Outbuildings. Hog house, chicken coop, and outhouse all adding to the authentic and complete farm experience.

Outdoor Living & Land Use. This property is as much about outdoor living and agricultural use as it is about the home and structures.

In-Ground Pool. Relax and unwind in your private in-ground pool with depths ranging from 3.5' to 5.5'. Surrounded by a large wooden deck that offers valley views and beautifully landscaped grounds. Includes pool heater (free gas), iron gate, and a peaceful waterfall feature for a resort-like experience right at home.

Land Use Overview. Approximately 50 acres currently used as hay ground and pasture ground. Plus, the additional 40 acres is also pastured. Multiple fenced and divided pastures, many with high-tensile fencing and spring water development ideal for rotational grazing or a mixed-livestock operation. Dedicated paddock area with easy access to the barn plus 1.5-acre farm pond (stocked w/ bass, crappie, and bluegill) providing water and adding natural beauty to the landscape. Panoramic hilltop views from the upper acreage. The perfect spot for an additional home site, guest cabin, or scenic overlook.

Taxes & Parcel Information. Tuscarawas County Parcel No. 0701256000. Half-year real estate taxes are \$1,517. Original home was built in 1890 and majorly remodeled in 2004.

This is more than just a farm, it's a lifestyle. Whether you're waking up to the sound of livestock in the distance, watching the sunset over the rolling hills

from your back porch, or entertaining guests beside the pool on a summer evening, this property offers a rare opportunity to live close to the land without sacrificing comfort or character. This property will serve your family for generations to come. Opportunities like this don't come around often. If you've been dreaming of a working cattle farm, country estate, or multi-use homestead this 95-acre gem in Tuscarawas County might be exactly what you've been waiting for.

CALL AUCTIONEERS FOR YOUR PRIVATE TOUR TODAY OR JOIN US ON FRIDAY, OCTOBER 17, 2025, FOR A UTV TOUR.

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.



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ABSOLUTE AUCTION

FRIDAY, OCTOBER 24, 2025, 12:00 PM



REAL ESTATE



95-ACRE CATTLE FARM

Panoramic Views, Beautiful
Farmhouse, Outbuildings
Pastures, 1.5-Acre Pond, In
Ground Pool, Free Gas,
Mineral Rights

Tuscarawas County, Clay Twp.,
Indian Valley School

1188 FRYS VALLEY RD. SW,
NEW PHILADELPHIA, OH 44663

**OPEN HOUSE/UTV TOURS: FRIDAY,
OCTOBER 17, 2025, 9:00 AM-12:00 PM**

The Farmhouse, Vintage Charm Meets Modern Updates. The centerpiece of the property is a spacious and character-filled two-story farmhouse that has been majorly updated and thoughtfully expanded approximately 20 years ago. Designed for both comfortable daily living and entertaining, the home features a blend of original hardwood floors, barn siding accents, and multiple fireplaces that make it feel warm and inviting throughout.

Main Level Features. Large great room with original rustic siding, gas stove, and convenient half bath. Spacious kitchen with center island and breakfast bar, Corian countertops, built-in original cabinetry,

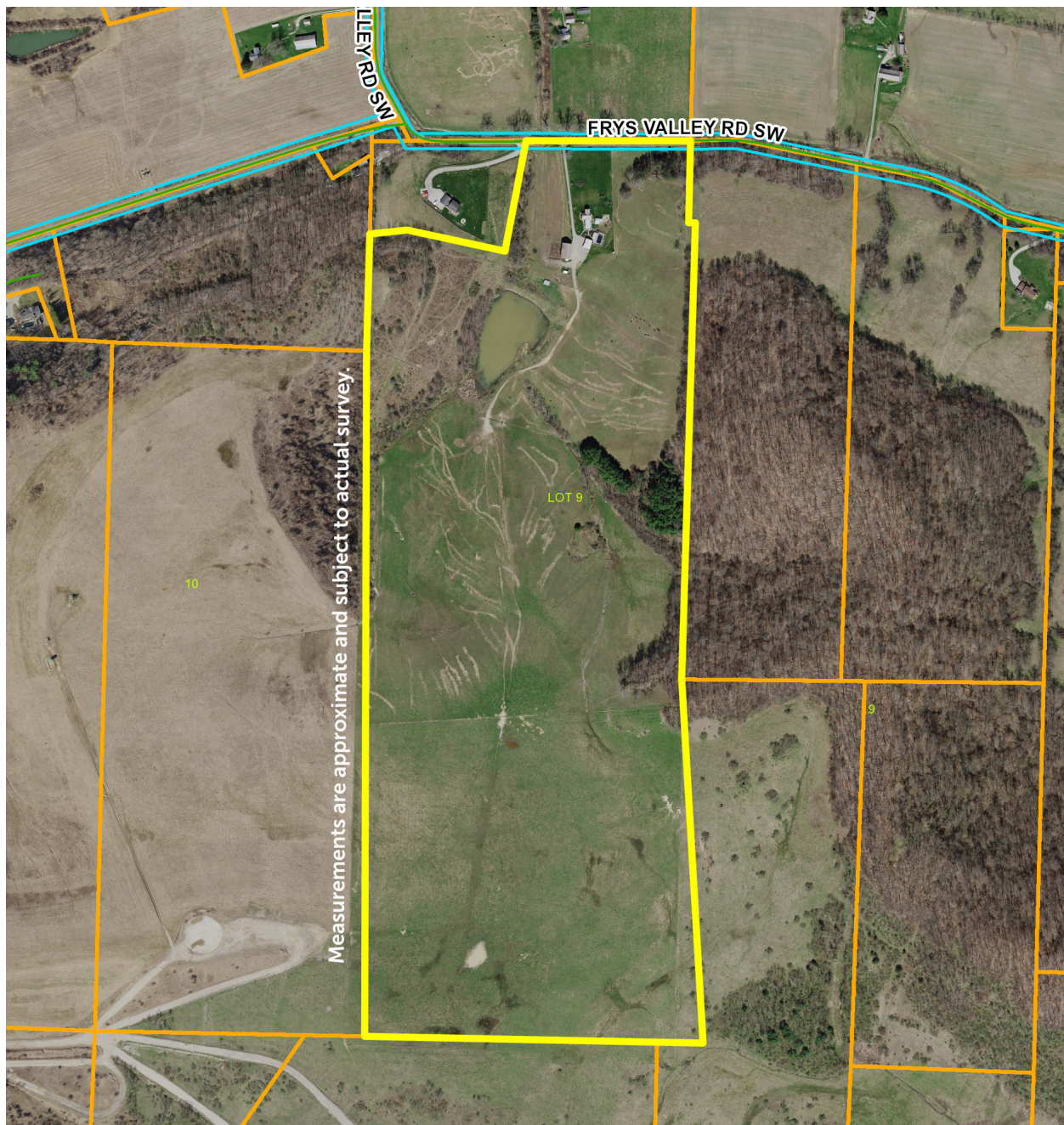


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and a walk-in pantry. Formal dining room perfect for family gatherings or entertaining guests. Living room with wood-burning fireplace and original built-in cabinetry for added character and storage. Parlor room with a second wood-burning fireplace ideal as a sitting room, library, or flexible living space.

Upper Level. Three comfortable bedrooms all with original hardwood flooring. Full bathroom with second-floor laundry, large walk-in closet, and additional dormer storage areas.

Basements. Original full divided basement housing a gas forced air furnace, central air, 200-amp breaker electric and walk out access.

Second basement (added during the home's expansion 20 years ago) includes a fully finished "Man Cave" or

"Game Room" with a gas fireplace, old barn wood finishes, bar area, and metal ceiling. A perfect retreat or entertainment space.

Additional Home Features. Multiple covered porches to enjoy peaceful country mornings or relaxing evenings overlooking the valleys and countryside. Most of the original hardwood floors are beautifully preserved throughout the home. The property does enjoy FREE gas that currently runs to the home, summer kitchen, pool, and three-car garage. All mineral rights owned by the sellers will transfer to the new buyers.

Additional Structures And Outbuildings. This farm includes a variety of well-maintained and historically significant outbuildings that provide both charm and utility for any farm operation.