



AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

Saturday – October 21, 2023 – 10:30 AM

Real Estate Sells At 11:00 AM

25.9+ Acres W/ Remodeled Ranch Home And Barn

Free Gas W/ Owners Domestic Gas Well

Open and Wooded Land

Union Twp – Carroll Co. - Carrollton Schools

Also Selling Onsite: John Deere Skid Steer – Kubota BX2370 Tractor - Polaris Ranger

Iseki Front Mower – 3pt Equipment – Tools - Clean Furnishings – Collectibles

Glassware – Antiques!

Live Auction With Online Bidding Available On Real Estate

Absolute auction, all sells to the highest bidders on location:

3110 SCIO RD. SW, CARROLLTON, OH 44615

Directions: Take Rt. 332 just south of Carrollton and Rt.43/9 to address. Located just north of Algonquin Mill.



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



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Real Estate: 25.973 Acres open and wooded land with remodeled ranch home and landmark KIKO barn. Transferring with property is landowners' interest in domestic gas well providing home and buildings with 1200lbs gas pressure. Lots of free gas with abundant pressure for additional uses on property. Ranch home featuring foyer entryway, dining area, kitchen with quartz countertops and stainless steel appliances. Large living room with vaulted ceiling, gas fireplace and door to outside patio. Bedroom with large closet and 2nd bedroom or office. Large full bath w/shower. Utility/laundry room with plenty of storage, washer and dryer, tankless hot water heat, boiler f/a heat with heat pump. Home has WIFI and security monitoring system. Nicely remodeled with tiled floors throughout giving home that modern feel. The outside patio is cement with a gas fireplace stand and chairs, privacy fence, sandstone landscaping and comes with a Hot Springs hot tub overlooking backyard. Barn featuring insulated lower level with kitchenette, gas range, stainless sink, heaters, window air conditioner and dehumidifier. Ideal for a business, workshop, or storage. The attached chicken coop behind barn is heated with fan from lower level and fencing for outside runs. Fenced pasture to raise livestock. Utility building with backup gas generator, water heater, softener, and gas boiler system for home. You will love all this property has to offer from the simple living setup of the home to the use of the barn. For more information or help with financing contact Auctioneer!



Kubota - Polaris - JD Skid Steer - Front Mower: Kubota Bx2370 Diesel 4WD Tractor With 60" Mowing Deck, 3pt Arms And 540 PTO, Hydrostatic, Only 255hrs - '16 Polaris Ranger 570 EFI DOHC 4x4, Only 455hrs - JD 5575 Skid Steer W/3000+Hrs - Iseki SG300 4x4 Diesel Front Mower, 990hrs W/FE 150R Finish Mowing Deck - Woods TS52 52" 3pt Tiller - Land Pride 5' Adj. Blade - RK 6' York Rake - MF 2 Row Corn Planter - 40' Storage/Shipping Steel Container - Scaffolding - Stihl 250c & 460 Chainsaws - Lg Dewalt Hammer Drill And Accessories - Hiltex Hammer Drill - Dewalt 18v Cordless Tools And Radio Charger - Current Tracker - Contractor Shop Vac - Troy-Bilt TB240 Mower - Husq. String Trimmer - Many Good Yard And Garden Tools - Hand And Power Tools - Loads Of Hardware Incl. Copper Fittings, Plumbing Hardware And Pex - Fiberglass Step Ladders - Alum. Ext. Ladders - Job Box - Ridgid Pipe Tools - Ratchet Straps - Steel Cabinets - Shelving - Simpson 3200 Pressure Washer (Not Running) - Floor Mats - Tile Cutter - Liberty 404 Under Sink Water Pump - Furniture Dolly - Weed Burner - Reel Mower - Stack Poplar Lumber - Misc. Plywood, Post And Lumber - Much More!



Safe - Clean Furnishings - Collectibles - Antiques: Steel Water Safe - California King Bed - Nightstands - Sony 75" Flat Screen TV - Sony HT ST9 Sound Bar And Speakers - Insignia 38" Flat Screen Smart TV - Very Nice Kawai Upright Piano - Brookwood 31 Day Wall Clock - Wild Turkey Federation Rocking Chair - Leather Sofa/Queen Hide-A-Bed - Leather Recliner - Sofa - Day Bed - Foyer Stand - Chest Of Drawers And Dresser - Pottery Barn Dining Table W/Self Storing Leaves And 8 Chairs - Step Back Amish Hutch - Vintage Chicago Doctors Floor Scale - Wine Rack - Floral Reclining Chair - Area Rugs - Usual Kitchen And Household Goods Inc. Sm. Appliances, Pyrex Cooking Dishes, Stainless Cookware, Etc. - Patio Table And Chairs - Patio Loungers - BBQ Grill - Baby Armoire - Brass Bed Headboard - Pyle Amplifier And Audio-Technica Turn Table AT-LP 120-USB - Books - Mini Fridge - Metal Sign Art - Barn Rope - Triangle Dinner Bell - Display Cases - Bissell Carpet Scrubber - Sunbeam Steamer - Solo E35 Elliptical Machine - MPEX Powerhouse Weight Machine - Fishing Poles And Gear - Trolling Motor - Antelope Mount - 6 Person Dome Tent And Camping Supplies - Office Supplies - Glassware Inc. Pattern, Milk Glass, Painted China And Much More - Many Boxes Not Opened Anything Can Turn Up!

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.

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.

