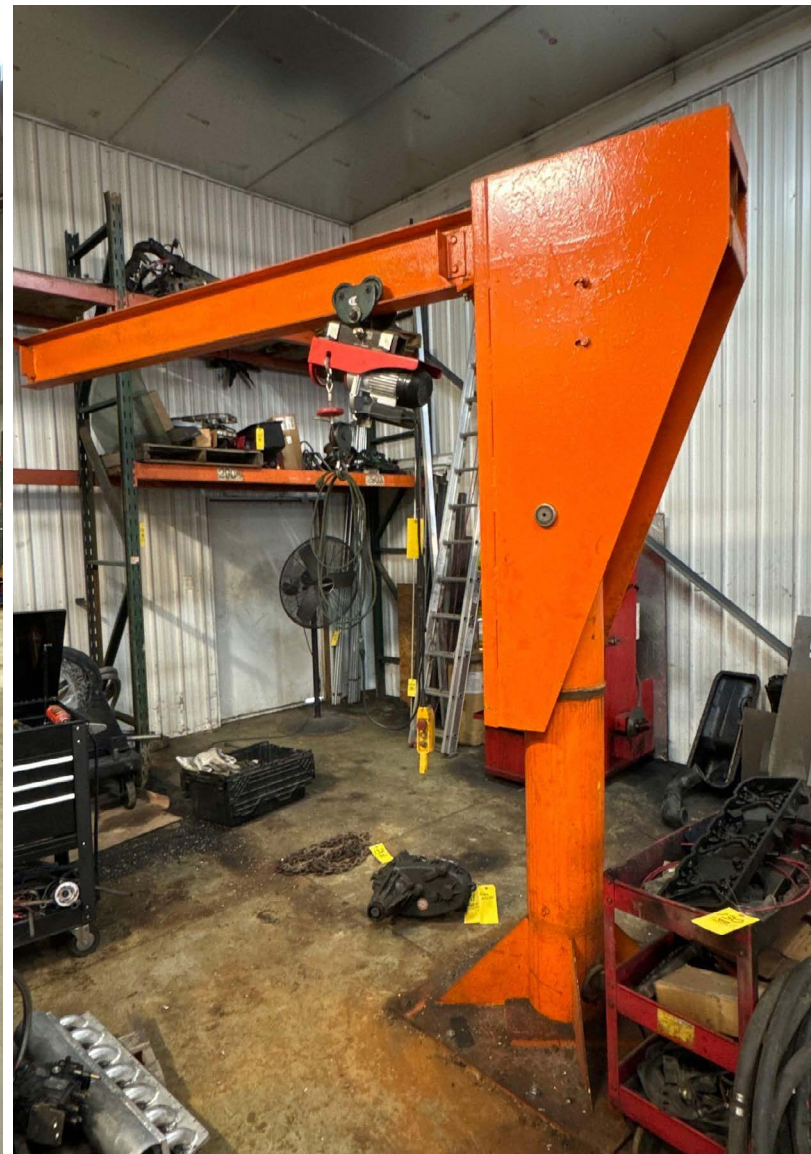


PREVIEW: SATURDAY, AUGUST 17, 2024, 9:30 AM-12:00 PM
 PICKUP: FRIDAY, AUGUST 23, 2024, 11:00 AM-6:00 PM

ABSOLUTE AUCTION

SATURDAY, AUGUST 17, 2024, 10:30 AM
 OPEN HOUSE MON., AUG 12., 2024, 3:00-6:00 PM



THREE-BEDROOM RANCH HOME ON 8 ACRES

Also Selling Online Only:
 Polaris Ranger, Ventrac Mower, Auto Lift

LIVE AUCTION WITH ONLINE BIDDING

AUCTION HIGHLIGHTS

- 52'x90' Shop Building/Barn
- Pasture & Woods
- 20'x90' Lean-To w/ 3 Horse Stalls
- Center Twp., Carroll County, OH, Carrollton Schools

Also Selling Description:

- 2019 Polaris Ranger XP 1000 Crew Cab
- Ventrac 4500Z Tractor w/ HM722 Mowing Deck
- '97 Suzuki DR650 Dirt Bike
- 2000 Volvo Semi w/ Sleeper Cab



EUGENE R. KIKO
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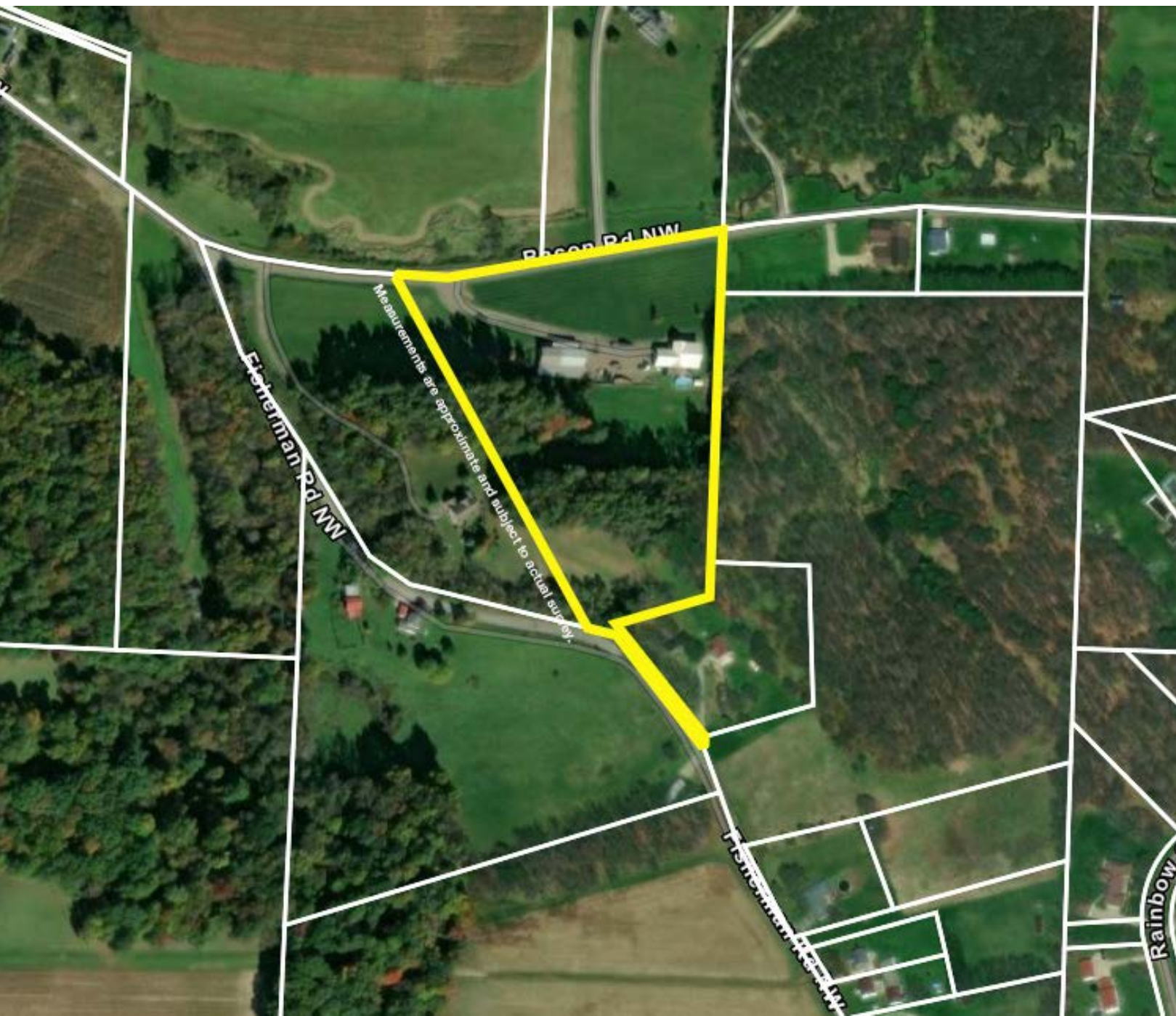


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REAL ESTATE

Quality built 2,440 sq ft. ranch home built in 2005 on 8 acres of land with 52'x90' shop/barn. Land offers scenic views, pasture, woods with nature and wildlife. Property is conveniently located on north edge of Carrollton and 35 minutes from Canton, OH. This one-owner home with spacious open floor plan will impress and suit your needs. Ideal property for family who wants to raise animals or run a business with a building large enough to house horses, livestock, recreation vehicles or your semi-truck, the options are endless. Home features an open floor plan w/ vaulted ceilings, large kitchen w/ hardwood floors, island w/ sink and dishwasher, breakfast bar w/ built-in desk, walk-in pantry, built-in double oven, refrigerator and plenty of counter space. Living room with door to covered front porch. Dining room with doors leading to large back deck with above ground swimming pool and storage building. Master bedroom w/ large full bath and walk-in closet. Two other large bedrooms, full bath w/ double vanity sinks and first floor laundry room. Take the spiral staircase to the 13-course walkout basement. Unfinished rec room, enclosed studded room to be finished, work area, geothermal heating and cooling, 200-amp electric, and central vac w/ dustpan vents in kitchen. 36k watt backup generator (needs wired into meter). Two-car garage. Basement and garage floors are plumbed for heated floors. Shop building featuring 32'x90' shop area with office, 200-amp electric, sink, hot water, heated floor heat w/ outdoor wood burner and 10'x32' vented area used as a dyno room. 20'x90' lean-to w/ 3 horse stalls w/ room for more, tack area, room for side-by-side, and loft for hay. Property has a lot to offer with many upsides. Come prepared to buy this one-of-a-kind property! For more information contact auctioneer.

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.



ALSO SELLING ONLINE ONLY:

STARTS: MONDAY, AUGUST 12, 2024, 12:00 PM
ENDS: MONDAY, AUGUST 19, 2024, 6:00 PM

POLARIS RANGER/VENTRAC/DIRT BIKE/SHOP EQUIPMENT/ SEMI/ETC.

2019 Polaris Ranger XP 1000 crew cab, radio, front and rear glass, dump bed, front light bar and winch, 883mi.; Ventrac 4500Z all-wheel drive articulating tractor w/ HM722 mowing deck, dual wheels, 783 hrs.; Ventrac HE480 hydraulic power bucket; Steiner BD260 hyd. power blade; '97 Suzuki DR650 dirt bike; Quality lifts 9000lb auto lift; Hyster forklift (overheats); Shop 8 ft. gantry crane w/ 2000lb winch; Ranger model RS-500 parts washer cabinet; 2000 Volvo semi with sleeper cab, (engine needs reassembled) bottom and top end rebuilt, new inner air cooler, new clutch, 1.2mil mi.; Napa 80 gal. shop compressor; Bridgeport shop mill; Central DSL900C shop lathe; Sioux valve face grinder; lathe and mill tooling; pallet shelving; metal cabinets; loads of hardware; Cummins engine parts, bolts, blocks, heads, brackets, 5.9 cores, 5.9 crankshafts and more; Dana 60 outers and rear end; 6.7 Ford turbo; DeWalt power tools; wrenches, sockets and other hand tools; Matco snap ring pliers; large Matco toolbox; automotive sensors and testers; shop jacks; log chains; shop press; fiberglass ext. and step ladders; steel tubing, angle iron, alum angle, scrap piles; sand blasting cabinet; bolt bins and hardware; top side creeper; Land and Sea Cummins dyno cart; 1,300lb winches; etc.

HORSE TACK/SMOKERS/POOL TABLE/WORKOUT EQUIPMENT/HOUSEHOLD

Western and English saddles; bridles, halters, blankets and more; pitch forks; water and feed tube; horse round bale feeder; wheelbarrow; chest freezer for feed; 19 ft. skeleton hay elevator; approx. 30 1st cut square bales; Red Stone propane grill/smoker; Pit Boss Competition Series pellet smoker; nice Brunswick pool table; Weider Club C725 smith machine; Stamina ab trainer; treadmill; Bowflex machine; foosball table; Pro Striker bowling game (needs work); bird cage on casters; Mongoose fat tire bike; Mountain bikes; kids toys incl. LEGO collection, ponies, Barbies, Disney items, etc.; action figures; Gopro Hero3; toy bows; DVDs; approx. 300+ pcs of new LulaRoe clothing and racks; Pampered Chef baking dishes; swivel bar stools; Yamaha Clavinova keyboard; Pedler clarinet; horse bench.

ONLINE TERMS

Visa, MasterCard & Wire Transfer accepted. Wire Transfer required on purchases totaling \$2,500 or greater. 7% buyer's premium on lots 2-10; all other lots are 15% buyer's premium on all sales. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used. For 3rd party shipping, email your Proxibid invoice to store6658@theupsstore.com or call 330-594-2463 ext. 9. UPS will charge buyers a \$15 pickup fee in addition to shipping costs.