

ABSOLUTE AUCTION

SATURDAY, MARCH 22, 2025, 10:30 AM
REAL ESTATE TO SELL AT 11:00 AM



LIVE BIDDING W/ ONLINE BIDDING AVAILABLE
ON THE REAL ESTATE ONLY

ALSO SELLING CONTENTS LIVE ONLY

- Zero Turn Mower
- Collectibles
- Household
- Tools

REAL ESTATE.

PARCEL #1. Ranch home built in 1974 with approx. 1,296 SF. Comprises living room, large kitchen w/ vaulted ceiling & appliances, bedroom w/ vaulted ceiling and door to back deck, 2nd bedroom, 3rd bedroom being used as an office, full bath, family room w/ wood burning fireplace & sliding door to front yard, laundry room, attached 2-car garage w/ openers. Small barn and storage shed behind. Stream at the rear of the property w/ possible pond site. New furnace, central air, and metal roof in 2023. Home ready to decorate to your own taste. Propane heat. Well and septic. County water available at the road. Taxes approx. \$722.33 per half year. No Oil or Gas interest to transfer to the buyer. All other mineral interests, if any, presently owned by the seller to transfer.

PARCEL #2. Oil and Gas Interest sells Separate and will not be offered back together. Currently in a horizontal unit with production.

RANCH HOME ON 8.25
ACRES W/ BARN AND
STREAM
Oil And Gas Interest To Sell
Separate

Salem Twp., Edison LSD,
Jefferson County, OH

8570 COUNTY ROAD 39,
BLOOMINGDALE, OH 43910

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



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details, including
directions.

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



CHATELS SELLING LIVE ONLY AND NOT OFFERED ONLINE.

Kubota approx. purchased 2023 model Z422, 54" cut, Rops; Kawasaki F3730V engine 76.9 Hrs.; John Deere GX335 riding mower w/ rear wheel weights; Longaberger basket collection; Coca-Cola mugs; Figurines include sailing; toy cars; DVD's and VHS tapes; books; Cookie Jar kitchen pieces; granite top washstand; kitchen hutch; curio cabinet lighted; small elec. stove; country decor; nice selection of pictures; table lamps and stands; china cupboard; blankets and quilts; glider chair; matching sofa and love seat; La-Z-Boy recliner; Panasonic (approx. 52") flat screen color TV; smaller Seiki flat screen TV; dinette table w/ leaf and 6 chairs; coffee tables; usual kitchen items; wall phone; office desk w/ swivel chair; Luggage; Hoover steam vac; Samsung washer and dryer; outdoor deck furniture; BBQ grill; Craftsman rear tine tiller; Troy Bilt 2700 max psi power washer; Yard Machine 21" 4.5HP snow blower; ladders; hand tools; lawn and garden tools; floor fans; etc.

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.

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.

Auction By Order Of: Larry R. Williams POA and Joyce L. Stine POA for George E. Williams.



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REALTORS
AUCTIONEERS
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