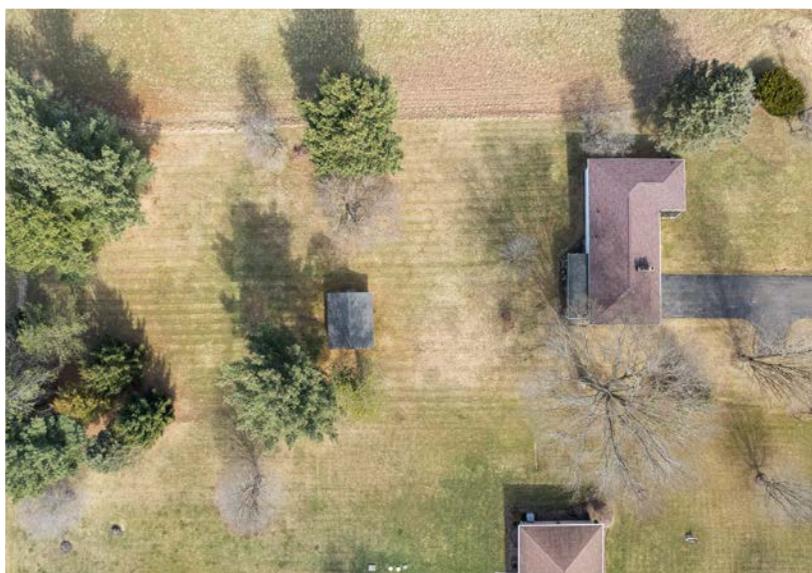


ABSOLUTE AUCTION

THURSDAY, MARCH 27, 2025, 12:00 PM
REAL ESTATE SELLS AT 12:30 PM



**RANCH HOME
ON 1 ACRE**
Nice Lot, Country
Setting, Garage
Sugar Creek Twp., Wayne
Co., Dalton LSD

1315 S. DEERFIELD AVE.,
DALTON, OH 44618

**ONSITE AND ONLINE BIDDING
AVAILABLE ON REAL ESTATE**

Open House: Monday, March 24, 2025,
4:00-6:00 PM

Also Selling Description:

- Riding Lawn Mowers
- Pinball Machine
- Collectibles
- Tools
- Furniture
- Household
- Antiques

www.kikoauctions.com | 800.533.5456

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



Scan for auction
details, including
directions.

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



Real Estate. Exciting Opportunity! Charming ranch home on 1 acre nestled in a country setting. This 3-bedroom, 1-bathroom ranch home features an eat-in kitchen, family room with woodburning fireplace, and an unfinished basement with laundry, offering potential for storage or expansion. Attached 2-car garage. Mature trees and 320 sq. ft. shed enhance the property. Unique opportunity in Dalton Local Schools! Drive by the property at your convenience. Join us for an open house on Monday, March 24, 2025, 4:00-6:00 PM. Call auctioneer on how to use your current home to buy this property!
 Fuel oil furnace, and central A/C. Dalton Local School District. Wayne Co. parcels #76-01174.000, #76-01829.000. Half year taxes are \$1,130.

Real Estate Terms: 5% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price, which goes to the seller. 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 Live: Lawn Tractor/Tools/Household. Toro LX420 lawn tractor, twin cam, 48" deck, clean; Wheel Horse 211-5 mower; Lawn Boy push mower; 2-ton hydraulic service jack; yard cart; ladders; assorted tools; Craftsman sockets; Craftsman shop vac, 12-gallon; Red Hawk generator; Craftsman table saw, 10"; Wilton vise; Craftsman bench grinder, 6", 1/3 HP; oak vanity mirror; office desk; bookshelf; corner desk; 2-piece bedroom set; kitchen table, 4 chairs, 2 extra leaves; recliners; oak microwave cart; Meilink safe; file cabinets; figurines; canning jars; Christmas decor; blow molds; woven baskets; cast iron skillets; Croc jug #5; RCA Victor record player/Delco radio; assorted records; Crosley radio, CR66; board games; Cabbage Patch dolls; Williams Big Deal pinball machine; Tonka truck. Visit www.kikoauctions.com for full listing and pictures.

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.

Auction By Order Of: Helena Schloneger, Trustee



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REALTORS
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