



AUCTION

LEADING THE INDUSTRY SINCE 1945

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FRIDAY - AUGUST 20, 2021 - 12:00 PM
REAL ESTATE SELLS AT 12:30 PM

4-Acre Wooded Hideaway Home - Garage - Studio

BAUGHMAN TWP. - WAYNE CO. - DALTON LOCAL SCHOOLS

On-Site Bidding With Online Bidding Available
Also Selling: Antiques, Household, Tools

Absolute auction, all sells to the highest bidder. Location:

1241 N West Lebanon Rd., Dalton, OH 44618

Directions: From Dalton take US-30 east for 1.4 miles, north onto N West Lebanon Rd for 1.2 miles, turn left to stay on West Lebanon and home is on the right. Sits on the corner of N West Lebanon and Krug Rd.



Open House Dates:

Saturday - August 14, 2021 - 9:00-11:00 AM

Monday - August 16, 2021 - 5:00-6:00 PM

REAL ESTATE: This property has everything you need on 4 wooded acres! Improvements include a cedar sided two-story home with an ideal floor plan. The main floor features a gourmet kitchen with vaulted ceilings and dining room, mudroom, living room with fireplace, spacious bedroom, and full bathroom. Second story has two more bedrooms and full bathroom. Partially finished walk-out basement with family room, wood burner, fourth bedroom/office, full bathroom, storage, and laundry room. New HVAC Sept 2019 plus new whole home Generac generator Feb 2021. Two wraparound porches plus a screened porch on the home to sit and enjoy views of nature and the woods all around. Other improvements include a 24x32 detached shop/garage with two 8x9 overhead doors, 10x32 porch, insulated 12x16 tool room, and loft area for extra storage. Plus a detached, insulated two-story studio with LP fireplace makes for an ideal home office, hobby shop, or excellent for a multitude of uses! Beautifully landscaped all around with flower beds, greenhouse, fire pit, 2 shed buildings and trails. Dalton Local School District! Easy access to US Route 30 and minutes from Canton, Akron and Wooster! Wayne County parcel #01-00083.002. Half year taxes are \$1,527. Call auctioneer for details on how to use your current home to buy this one!

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

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TOOLS: Wheel Horse Lawn Tractor 312, 8 Speed - 12HP Kohler With 42" Deck, Rough - Troy-Bilt Chipper Vac - Merry Tiller, Front Tine - Farm Primitives - Lawn Tools - 8ft Wooden Stepladder - Work Bench - Meat Saw - Toro Mini Tiller - CB Radios - Assorted Pieces Of 12" Culvert Pipe And Collars - Jet Pump - Garden Cultivator - Box Of Ladder Rungs - 35000 BTU Space Heater - 1700 Watt Gas Generator - Gas Powered Walk Behind Thatcher - AM/FM Tractor Radio - Ice Auger - Grease Guns - Carpenter Tools - Plumbing - Hardware - Dolly - Misc.

HOUSEHOLD - ANTIQUES: Hoosier Style Cupboard - Antique Walnut Corner Cupboard - Queen Pencil Post Walnut Bed With Trundle - Concrete Patio Set - Johnston Benchwork Sofa Settee And Chair - Early Postmaster Desk - 4 Drawer Dresser - Wraparound Computer Desk - Eden Pure - HP Copy Machine - Dining Table With Two Benches - TV Stand - Fireside Chair - Early Metal And Wood Shelf - Ant. Birdhouse - Wooden Morton Salt Barrel - Antique 1 Bottom Horse Drawn Plow - Granite Buckets - 5 Antique Galvanized Watering Cans - Wooden Lift Top Feed Box - Potting Bench - (2) Antique Scythes - Old Boat Oars - School Desk - Oak Dresser - Wicker Lamp Table - Wicker Side Table - Ant. Milk Cans - Old Tin Toy Dump Truck - Slate - Lift Chair - Platform Rocker With Original Carpet - Victorian End Table - Hurricane Lamp - Spinet Desk And Chair - Washboards - Scrub Table - Nail Barrel - Oak Drop Front Desk - Round Table - Buffet Table - Quilts - Candlesticks - Oak Rocker - Sewing Rocker - Early Sink - Gray And White Graniteware - Crates - (2) Butter Churns - Ant. Scale - Early Slicers - Early Washstand - Glass Top Patio Set - Metal Kids Wagons - Ironing Board - Air Hockey Table - Electronic Basketball Game - Baseball Cards - NFL Electronic Game - Coolers - Old Camp Freezer - Old Sleds - Coleman Camp Stove - Mountain Bike - Games - Toys - Misc. Items Not Mentioned

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. Property to be sold as an Entirety and not to be offered in separate parcels.

TERMS ON CHATELS: 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. Exciting auction! Circle the 20th on your calendar and plan to attend! See you there!



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