



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**FRIDAY - JULY 29, 2022 – 12:00 PM**  
**REAL ESTATE SELLS AT 12:30 PM**

**3-Acre Mini Farm**  
**Two-Story Quality Brick Home - One Owner**  
**Small Barn - Partly Wooded - Ideal Setting**

**CHIPPEWA TWP. - WAYNE CO. - CHIPPEWA LSD**

Also Selling: Toro Zero-Turn Mower, Tools, Household

Online Bidding Available on Real Estate

Contents To Sell On-Site Only

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

**14494 Moine Rd., Doylestown, OH 44230**

Directions: From downtown Doylestown, OH head south on S. Portage St. then west onto Seville Rd./Collier Rd. and continue onto Doylestown Rd. for one mile then head south onto Moine Rd. to auction. Watch for KIKO signs.



**OPEN HOUSE: MONDAY - JULY 25, 2022 – 5:00-6:00 PM**

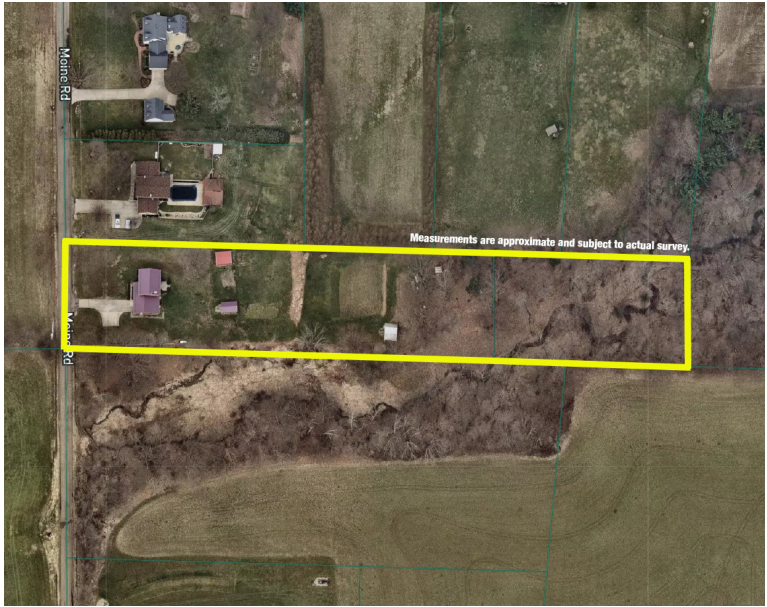
**REAL ESTATE:** This quality brick home sits on 3 acres in Chippewa Twp. The main floor of the home features a spacious living room with fireplace, remodeled eat-in kitchen with oak cabinets, pizza oven and SS appliances, formal dining room, additional family room with fireplace and screened-in porch. The second floor has a master bedroom, two additional bedrooms, and one full bathroom. Full walkout basement with plenty of room for storage, laundry, fruit cellar, and a full bathroom. Storage shed out back plus a small barn perfect for a hobby farm. Ideal setting! Out in the country yet close to downtown Doylestown and minutes from Wadsworth and Akron/Canton. Wayne Co. Parcel #12-00424.000 and #12-00423.000. Half year taxes \$1,262. Call auctioneer on how to use your current home to buy this one!

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

**800-533-5456 | kikoauctions.com**







**MOWER – TOOLS - HOUSEHOLD:** Toro Titan 54” zero-turn mower, like new, only 20.5 hrs., Kohler 26hp – Toro super recycler 6hp push mower - Stihl MS -180C chainsaw – shop vac – 6” bench grinder – hardware – woodworking tools – International Cadet 268 3ft. gas snowblower – Troy-Bilt rear-tine tiller – yard tools – Stihl FS-90 trimmer - gas cans - live trap - Sentry safe - cast-iron skillet - small appliances - (2) chest freezers - oak curved front drop front secretary desk - mantel clock – figurines - snow globes - end tables - electric Singer sewing machine - costume jewelry – dishes – kitchenware - loads of vintage picture frames - blonde bedroom suite - original artwork pieces - hall tree - LG flat screen TV – EdenPURE - maple syrup taps - canning jars – 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 CHATTELS:** Driver’s license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card accepted. 4% buyer’s premium on all sales; 4% waived for cash or check. Information is believed to be accurate but not guaranteed.

**AUCTION BY ORDER OF:** Keith Fischer and Carolyn Beil, Co-Trustees of the Dannemiller Irrevocable Heritage Trust



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