



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**THURSDAY - SEPTEMBER 8, 2022 - 5:00 PM**  
**REAL ESTATE SELLS AT 5:30 PM**

**Ranch Home With 40'x60' Shop On 6+ Acres Mostly Wooded Land**

**TOY HAULER - SUBURBAN - ATV & MORE!**

Franklin Twp. - Strasburg-Franklin SD - Tuscarawas County  
Online Bidding Available On The Real Estate

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

**10037 FALLS SPRING RD. NW, DUNDEE, OH 44624**

Directions: From I-77 in Strasburg take SR-250 west for 3.8 miles, then turn left at Y to stay on US-250, in approx. 1 mile turn left onto SR-93, and in half a mile turn left onto Falls Spring Rd. NW to auction location. Watch for KIKO signs.

**OPEN HOUSE: TUESDAY - SEPTEMBER 6, 2022 - 5:00-6:00 PM**



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

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



**REAL ESTATE:** Brick ranch home with shop and attached 2-car garage on 6.33 acres. The main level of the home features a living room, 3 bedrooms with hardwood floors, and 1 full bath. Also, a master suite with his/her closets, stone fireplace and full bath with walk-in shower and jacuzzi tub. French doors lead to a private patio overlooking the property. The walkout lower level features an oversized entertainment area with stone fireplace, a dine-in kitchen with a walkout leading to an outdoor patio, laundry room, utility/storage rooms, and plumbing ready for a full bathroom. The home's mechanicals are well water, septic, 200-amp breaker electric, propane FA furnace, and central AC (natural gas at the road). This home has not been lived in since 2017 and it will need some improvements to be move-in ready. 40'x60' shop, built in 2007, features frame construction with 4' block walls, 6" concrete floors, radiant tube heat, water, half bath, 200-amp breaker electric, (3) 10'x10' overhead doors, and 12' ceilings with a finished interior. A full-length 10' overhang runs along the east side of the building. This is a one-of-a-kind property, with much to offer. Easily adaptable to fit your needs and just minutes from I-77. Come look it over for yourself! Taxes are \$1,975 per half year. Tuscarawas Co. parcel #19-01242-000.



**NOTE:** Bank financing available to qualified buyers. Call today on how to use your present home to buy this property at auction.

**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.



**AUTOS - CAMPER - TOOLS & MORE:** 2011 Road warrior Toy hauler camper, 36' w/ fifth wheel hitch - '07 Chevy Suburban LS, 4WD, 5.3l, 134K miles - 1972 Chevy Chevelle Project Car On Rotary Chassis Stand, Frame Recently powder coated, W/ SB 350 & Auto Trans - '05 Honda Rincon 650cc, 11K miles, 4x4, Automatic - Rotary 7,000 lb. 2-post lift - '87 Yamaha Banshee 350cc Twin, not running - KTM 65cc dirt bike, needs work - DDR Youth ATV, 2 stroke, many Aftermarket Parts, needs top end - Ferris IS1500Z Zero-Turn Mower, 257 Hrs., 48" Deck - Duck Decoys - 10' Fiberglass Stepladder - Pipe Bender - Power tools - Rope - Dayton NG heater - Table Saw - Hunting Gear - Traffic Lights - Craftsman Toolboxes - 4'x6' utility trailer - Hobart A-200 Commercial Mixer - KitchenAid mixer - Hobart Commercial Fridge - Hardware - Patriot AR Drone - RC Cars - Stihl Chainsaw - Compound Bows - Turkey Fryer - Pan Air compressor - NASCAR Memorabilia - Dust collector - Coleman Powermate 60-gal. Air compressor - Engine Stand - 8" Drill Press - Hitachi Miter Saw - Piles Of Scrap Steel - Bench Grinder - Corn hole Boards - Yard tools - Organizers - Cabinets - King Bedroom Suite - Dresser w/ Mirror - Kids Toys - Building material - Aluminum Steps - Titan High Performance Generator - Oxy/acetylene Tanks - Dimensional Lumber - Tandem-Axle Equipment Trailer - Single-Axle Tilt Trailer - Jobsite Box - Truck Winch - Meyer Plow - ATV Sprayer - ATV Ramps - Meat Slicer - Paintball Guns - Deer Mounts - Trail Cams - 2-row Corn Planter - Steiner Sprayer - Steiner Mower Deck - Anything could turn up!



**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:** Dana Burlingame



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