



AUCTION

LEADING THE INDUSTRY SINCE 1945

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SATURDAY – DECEMBER 10, 2022 – 11:00 AM

Three-Bedroom Home On Double Lot With Country Setting

SANDY VALLEY SCHOOLS – CARROLL CO. - ROSE TWP.

All Minerals Owned By Seller To Transfer

Also Selling Online Only: John Deere Mower – Tools – Antiques
Furniture – Collectibles – More! (See Reverse Side Of Flyer)

Absolute auction, all sells to the highest bidders on location:

8041 Bachelor Rd. NW, Waynesburg, OH 44688

Directions: Take Morges Rd. or Bachelor Rd. east of Magnolia, OH or Bachelor Rd. just west of Rt. 171. From Waynesburg, OH take Rt. 183 south through town to West St. and head south (West St. turns into Bark Rd.), continue on Bark Rd. to Bachelor Rd.



REAL ESTATE: Good three-bedroom home on double lot with country setting. Home features updated kitchen with oak Kraft Maid cabinets, soft closing doors and pull-out drawers, refrigerator, range and microwave, and pantry closet. Dinette area, full bath off kitchen, large living room with brick LP fireplace, and door to covered front patio. First floor bedroom with his and hers closets, full bath, and office/den with sliding glass door to back deck. All minerals owned by seller to transfer. Upstairs having two bedrooms, one being a walk through. Full walk-out basement w/ rec room, wood burning stove, oil f/a heat and central air, 100amp breaker electric, water softening system, and canning cellar. Two attached garages, cement driveway, and 14'x20' storage shed. Convenient location in Morges, OH Minutes to Atwood Lake East Marina and easy access north to Canton, OH. Any minerals owned by seller to transfer!

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.

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

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STARTS: MONDAY – DECEMBER 5, 2022 – 12:00 PM
ENDS: MONDAY – DECEMBER 12, 2022 – 6:00 PM

CHATTEL SELLING ONLINE ONLY:

John Deere S240 Lawn Tractor – Tools
Antiques – Collectibles – Furniture – Household Items



PREVIEW: SATURDAY – DECEMBER 10, 2022 – 10:00 AM-12:00 PM
PICKUP: WEDNESDAY – DECEMBER 14, 2022 – 2:00-5:00 PM

JOHN DEERE MOWER – TOOLS: John Deere S240 lawn tractor, 221 hrs. – Toro 6.75 self-propelled mower – G Clean 2700PSI pressure washer w/ Honda engine – cordless, hedge and string trimmers, drill – Toro blower – shop vac – bench grinder – Toro snow blower – hardware – yard and hand tools - etc.

ANTIQUES – COLLECTIBLES – FURNITURE – HOUSEHOLD GOODS: Griswold No. 8 waffle iron, stove pipe spindle – cast iron skillets – Dazey butter churn – large marble collection – crocks and jugs – AM/FM stereo with 8-track and turn table w/ speakers – 45 & 78 records – ant. Sweany's Luxury Bread adv. crate – model trucks – trunks – bitter bottles – Edison record rolls – costume jewelry – BB gun and pistols – hunting items – cardinal and rooster figurines – glassware and figurines – Charlie Weaver mechanical bartender – leather electric reclining sofa and chair – Samsung 50" flat screen TV – end tables – dinette table and (6) chairs – Whirlpool washer & GE electric dryer – double bed – cedar trunk – wicker furniture – metal patio chairs – holiday decor – fur coat – Bulova mantle clock – usual kitchen items – holiday decor – etc.

ONLINE TERMS: Visa, MasterCard & Wire Transfer accepted. Wire Transfer required on purchases totaling \$2,500 or greater. 15% buyer's premium on all sales. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.



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