



# AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

**SATURDAY - MAY 1, 2021 - 12:00 PM**  
**REAL ESTATE SELLS FIRST**

The Estate Of Daniel Polen  
**23-Acre Homestead Retreat**

Near Atwood And Leesville Lake  
Nice Home - Stocked Lake - Woods

Barn - Panoramic Views

**MONROE TWP. - CARROLL CO. - CONOTTON VALLEY SCHOOLS**

Also Selling: 2017 Porsche Macan GTS - 2019 Polaris Ranger - Tractor  
Zero-Turn Mowers - Equip. - Misc. Household

**ON-SITE AUCTION WITH ONLINE BIDDING AVAILABLE**

All sells to settle the estate. LOCATION:

**4193 Caddy Rd. SW, Bowerston, OH 44695**

Directions: From New Philadelphia, OH take OH-39 E for 12 miles to Sherrodsville. Turn right onto Sherrod Ave, left onto Hazleton St. then continue onto Antiqua Rd. for 2.8 miles to Auction. Watch for KIKO signs.

**REAL ESTATE:** Looking for a quiet place in the country to call home? Look no further. This 23-acre homestead retreat is a perfect place to come home to at the end of a long day. Real estate features an updated two-story home with over 2,500 SF. The main floor features a foyer entry, large living room, updated gourmet kitchen with stainless steel double wall oven, dishwasher, refrigerator, extra-large island, walk-in pantry, updated full bathroom with tile shower and spacious laundry room. The second story has 4 bedrooms plus office and one full bathroom. Large deck off the back of the home with excellent views of the stocked lake, woods and open field. Brand new dock built for the lake last summer. New septic tank installed in 2014. Other improvements include a detached garage with wood burner and pony barn with loft and lean-to run in. Property also has frontage on Antiqua Rd. Carroll County parcel #23-0000417.000. Half year taxes are \$967. Call auctioneer on how to use your current home to buy this one!



\*All lines/measurements are approximate.

**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.

**Open house on Saturday, April 24, 2021 - 9:00-11:00 AM**

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

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





2722 Fulton Dr. NW, Canton, OH 44718  
kikoauctions.com

**SATURDAY - MAY 1, 2021 - 12:00 PM**

## 23-ACRE HOMESTEAD RETREAT

Nice Home - Stocked Lake - Woods - Barn  
Panoramic Views

Also Selling: 2017 Porsche Macan GTS - 2019  
Polaris Ranger – Tractor – Zero-Turn Mowers  
Equip. - Misc. Household

**AUTO:** 2017 Porsche Macan GTS, approx. 55,598 miles, 3.0L 6cyl. engine, loaded! Leather seats, new tires, auto trans., fresh service, nice! Transferable warranty with unlimited miles and Porsche roadside assistance until April 2022. VIN #WP1AG2A53HLB50778

**EQUIPMENT:** 2019 Polaris Ranger 570, approx. 128 miles, 4x4, VIN #3NSRMA571KE389005 – Ferguson TO-20 gas tractor, 3pt., PTO, like new tires – 3pt. 6 ft. reversible rear blade – Simplicity Citation XT zero turn 27HP, 60” deck, 172 hrs. – Steiner zero-turn mower, 48” deck, 20HP – 6’x10’ landscape trailer w/ drop gate, 3500 GVW, like new – Kunz 60” pull-behind mower – 60” aerator – Earthquake Front Tine tiller, like new – 6 ft. chain arena drag – Wizard tiller – Bolens 21” push mower – hand tools – Werner ladder – Polaris 18-cu ft. utility cart – yard tools



**SPORTING GOODS - HOUSEHOLD:** Slabway full body electric massage chair, like new! – Olhausen pool table – M3 Inspire Total Gym – Hang Ups Teeter inversion table – 3G Cardio AVT 5.0 vibration machine – Seagull 6 String S6 original choir guitar w/ stand & case – Seagull walnut 12 Isys T guitar with stand – 65” Samsung curved TV with sound bar – 42” Samsung flat screen TV with sound bar – (2) 55” Samsung flat screen TVs – Samsung Blu-ray player – 65” Samsung flat screen TV – patio furniture – couch – dining table with 4 chairs – hutch – (2) matching tan leather recliners with ottomans – matching painted dresser set with 2 end tables – bookshelf – nautical decor – 3-seat reclining sofa – pub table with (3) stools – queen bed wood frame – Ohio State stools & memorabilia – fishing rods – Igloo ice chest – Haier mini fridge – Haier AC unit – stainless beverage cart – Charbroil grill – misc. items.

**ON-SITE TERMS ON CHATTELS:** Driver’s license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard accepted. 10% buyer’s premium on all sales, 4% additional charge with use of debit or credit card. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

**ONLINE TERMS ON CHATTELS:** Visa, MasterCard & Wire Transfer accepted. 15% buyer’s premium on all sales. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used. Exciting quality auction from start to finish! Circle May 1st on your calendar!

**AUCTION BY ORDER OF:** Dean Polen and Cathy Heaston, co-administrators of the Daniel Polen Estate, Carroll Co. Probate case #20211027



Auctioneer/Realtor®  
**PETER R. KIKO SR.**  
330-705-5996  
peter@kikocompany.com



Apprentice Auctioneer/Realtor®  
**KRISTEN KIKO**  
330-234-7110  
kristen@kikocompany.com



Apprentice Auctioneer/Realtor®  
**JACOB WHITACRE**  
330-453-9187 ext. 184  
jwhitacre@kikocompany.com

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

