



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**Thursday - October 19, 2023 – 4:00 PM**  
**Real Estate Sells At 5:00 PM**

## **9.5-Acre Wooded Hide-Away W/ Handyman Home** **26 X 48 Pole Barn**

**WAYNE TWP. - FAIRLESS LSD**

Also Selling: 2009 Chevy Silverado Truck - 2007 Harley Davidson Road King - Tools

Live Auction With Online Bidding Available On Real Estate

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

**10236 Soehlen Rd. NW, Beach City, OH 44608**

Directions: From SR 250 take Chestnut Ridge Rd. west then south on Soehlen Rd. to property. Watch for KIKO signs.



**Open House: Monday, October 16, 1:00-3:00 PM**

Secluded 9.5-acre wooded hideaway w/ metal sided handyman home built in 1990 w/ 2,664 SF. Main level features kitchen, dining area, living room, full bath & laundry. Upstairs has two bedrooms & full bath. F/A propane heat or wood burning heat. 26 x 48 detached pole building w/ workshop. Well & septic. Parcel #70-00025-000. Half year taxes are \$1,132.84. Property is mostly wooded and is next to 500+ acres of Muskingum Watershed land w/ public hunting. Very private setting perfect for nature lovers. Home is in need of renovation & finishing.

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

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





**Vehicles - Motorcycle - Household:** 2009 Chevy Silverado Truck W/ 123,302 Miles - 2007 Harley Davidson Road King Motorcycle, approx. 16,000k - Honda ES 2500 Generator - Stack Toolbox - Coleman 6250w Generator - Drill Press - Torch Set - Miter Saw - Ladders - Wood Canon - Shop Vac - Drop Front Secretary - Bedroom Furniture - Wooden Gun Cabinet - Knives - Craftsman Table Saw - Delta Drill Press - Craftsman Miter Saw - Lincoln Arc Welder - Cast Iron Skillets - Oil Lamps - Wood Carvings - Exercise Equipment - Dirt Bike Trailer - Yard Tools - Old Riding Mower - China Cabinet - Household Items



**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.

**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:** Daniel L. Brakefield



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