



AUCTION

LEADING THE INDUSTRY SINCE 1945

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Wednesday – October 11, 2023 – 4:00 PM
Real Estate Sells At 5:00 PM

Owner Downsizing Ranch Home On 1 Acre

3 Bedrooms – 1 1/2 Baths – 2-Car Garage

HARRISON TWP. – CARROLL CO., OH - CARROLLTON SCHOOLS

Live Auction W/ Online Bidding Available On Real Estate

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

4031 THOMPSON ST. NW, CARROLLTON, OH 44615



Real Estate: (Selling at 5 PM) Features nearly one-acre level lot, small storage barn in back. Concrete drive and covered rear patio. Ranch house built 1978 w/ 3 bedrooms. Updated full bath, new living room and eat-in kitchen (granite countertops). Roof 2020. All stainless-steel appliances stay. Propane furnace w/ central air. Two-car attached garage with corner wood burner. Full basement w/ 1/2 bath. Rec. room with whole house "American Harvest" wood burner. Updated laundry area, storage, etc. Current taxes \$535.12 per half. Home is vinyl sided, some updated windows in front. Easy keeper house, come prepared to buy!



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

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Firearms: (Selling at 4 PM) (Note: Firearms are removed from residence, can be viewed auction day at 3 PM.) Win. #94 30-30 LA Rifle – Westernfield #865 .22 Rifle – Win. #670A 30-06 W/ Scope – German .22 Cal Revolver – US 32 Cal. Revolver – s & W 44 Mag. Revolver – H & R Sportsman .22 9 Shot Revolver – JC Higgins #583 12ga. BA – Pellet Rifle – Assorted Ammo – Dozen Pocket Knives

Tools – Collectibles: Die Cast Cars – Matchbox Collection – DeWalt Cordless Drill – Nice Troybilt 5500-Watt Generator – Yard Cart – Yard Tools – Log Chains – Troybilt Super Bronco Rototiller – Husqvarna LGT2554 Riding Mower – Push Mower – Bicycles – Craftsman 26” Snowblower – Stihl MS 290 Chain-saw – Heavy Vise – Acetylene Torches – Torpedo Heater – 2 Air Compressor – Shop Vac – Table Saw – Planer – Drill Press – Loads Of Hand Tools – State Quarter Collector Series

Boat: (Sells after real estate at 5:15 PM) 1991 Bass Tracker DV17 W/ Trailer and 2 Outboards (Johnson 9.9hp And Johnson 40hp)

Furniture: Oak Bed – Entertainment Center – Bose Surround System – Curio Cabinet – Angel Collection – Small Bulova Pocket Watch – Dresser – Exercise Equipment – Kitchenware – Etc.

Note: Anything may turn up, lunch stand available. Join us!

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: Jacqueline Posey



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