



AUCTION

LEADING THE INDUSTRY SINCE 1945

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Saturday – November 11, 2023 – 10:00 AM
Real Estate Sells At 10:30 AM

POA Auction – Dorothy Dolence Property
Charming Cape-Cod 3-Bedroom, 2.5-Bath Home
Tranquil Private Setting - Pond - 4.246 Acres
Online Bidding Available On Real Estate
SOUTH RANGE LSD - MAHONING COUNTY - GREEN TWP.

Also Selling: Quality Furniture – Glass - Misc.

ABSOLUTE AUCTION, all sells to the highest bidder on location:

10822 Calla Rd., Salem, OH 44460

Directions: Calla Rd. just east of State Route 45 (Salem Warren Rd.) or west of Rt. 62. Watch for KIKO signs.



2428 sq. ft. & built in 1996. The main level features a 2-story foyer with hardwood flooring and a beautiful staircase. Formal dining room, a living room with hardwood floors & a fireplace plus French doors to a covered back porch. Oak kitchen with a center island, hardwood floors, appliances, and breakfast area. Nice later addition office/den with windows and French doors overlooking the backyard & paver patio. Lovely first-floor master bedroom with walk-in closet and large master bath with shower, tub, double counters, and window seat. Half bath and first-floor laundry. The second level has 2 bedrooms with great closet space, jack and jill full bath and sitting room. Full basement, geothermal heat/air and attached 2-car garage. Garden shed and small barn. A winding blacktop drive, nice pond w/ dock, mature trees, lovely landscaping, and flower beds all add to the beautiful parklike setting. Shown by appointment. You'll love this one!

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

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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.

Quality Furniture - Glassware - Modern Art/Prints:

Leather inlay knee-hole desk - carved desk chair - striped upholstered chair - Child's oak rocker - Brandt 1-drawer drop leaf stand - pie crust top side stand - ornate stand with 2 side pull-outs - round kitchen table with 4 chairs - nesting tables - dining room table with 3 padded chairs and 2 padded arm chairs (3 extra leaves) - side server with 2 doors, 1 drawer - china cabinet - foyer stand - 3 piece bookcase/TV cabinet - open bookshelf - Queen poster bed - white upholstered chair & ottoman - bedroom chair - full-length mirror on stand - 2 wicker chairs, wicker stand - cafe table, 2 chairs - full-size bed - red 8.5 X 11.5 rug and green 9 X 13 rug - 2 folding wicker chairs - globe on stand - several ship prints - Delfs Holland teapot, dishes - Royal Doulton everyday Cornwall dishes - 2 white plant stands - Charlescraft knives - framed prints - modern framed oil on canvas pictures - Singer featherlight sewing machine - Denmark figurine - 3 Royal Copenhagen figurines - Theodore Haviland Kenmore cups, saucers & lunch plates - Wedgewood Bianca china (8 cups & saucers, teapot, cream, sugar & bowl) - Villeroy & Boch china (tea cups & saucers, cream, sugar, tray) - western saddle - misc. household items - child's tea set - stepladders - ext ladder - garden tools - flower pots and planters - patio stack chairs - garden cart - dolly cart.



Terms On Chattels: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card 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: Ann S. Nock, POA for Dorothy M. Dolence.



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