

ABSOLUTE AUCTION

THURSDAY, JULY 10, 2025, 4:30 PM
REAL ESTATE SELLS AT 5:30 PM



REAL ESTATE



LIVE ONSITE WITH ONLINE BIDDING AVAILABLE ON REAL ESTATE ONLY

AUCTION HIGHLIGHTS

- Nicholls Trust Live Auction
- Portage Co.
- Palmyra Twp.
- Southeast Schools

Also Selling:

- John Deere Zero-Turn Mower
- Clean Tools
- Household

REAL ESTATE

1700+ sq. ft. split-level home. Main level has kitchen/ dining room area, living room with picture window, covered front porch, three bedrooms up, one master with shower bath. Also, a full hall bath. Lower-level family room with woodburning fireplace, shower bath. Attached two-car garage. Unfinished basement, breaker electric, FA geothermal heat/AC with oil backup heat. Vinyl siding, shingle roof, well and septic, blacktop drive.

NOTE

Open auction day at 2:00 PM. Nice location, near Lake Milton, I-76, etc.

THREE-
BEDROOM,
THREE-BATH
HOME ON 1.9
ACRES

10547 WHIPPOORWILL RD.,
NEWTON FALLS, OH 44444

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



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details, including
directions.

*Absolute Auction.
All sells to the
highest bidders
on location.*

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.

MOWER, TOOLS

John Deere Z445 zero-turn EZ track mower; Echo & Toro tillers; upright 26-gal. 5 HP air compressor; Honda & Homelite gas generators; Echo weed whip; Scotts self-propelled push mower. NOTE: All equipment runs; several gas cans; several power tools, some in boxes and never opened; 12-ga reloader with dies; several boxes of hardware; screws; nails; .243 rounds and .359 rounds; lawn tools

HOUSEHOLD, MISC.

No. 8 & No. 12 crocks; 20-gal crock; canning jars; misc. oil and fluids; dozen plus collectible baskets; loads of glassware including pattern glass; china; Roseville cookie jar; kitchenware; dishes; Lenox figurines; VHS tapes; student lamps; vic. chair; children's toys; etc.

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

Scott Nicholls, Trustee of the Sara J. Nicholls Trust



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REALTORS
AUCTIONEERS
ADVISORS

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