

ABSOLUTE AUCTION

MONDAY, MAY 11, 2026, 5:00 PM
REAL ESTATE SELLS AT 5:30 PM



POA AUCTION

One-Owner
Ranch Home

11455 WALNUT AVE. NE,
ALLIANCE, OH 44601

LIVE ONSITE WITH ONLINE BIDDING AVAILABLE ON REAL ESTATE

AUCTION HIGHLIGHTS

- Ranch Home
- Well Maintained
- One-Acre Lot
- Lexington Twp.

Also Selling:

- Washer & Dryer
- Furniture
- Household



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directions.

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Information is believed to be
accurate but not guaranteed.
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REAL ESTATE

Well-maintained ranch home set back off the road with a blacktop driveway and spacious backyard. Most of the major updates already completed. Improvements (2009) include gas forced-air furnace, central air, shingle roof, vinyl siding, soffit, gutters, downspouts, windows, entry doors, garage door and a transferable Ohio State Waterproofing warranty. Home features front living room with picture window, open dining area with sliding doors to the back porch and original birch kitchen with electric range and refrigerator. Two bedrooms, one currently covered with main-floor laundry hookup, and full bathroom. Attached one-car garage with access to a full, glazed-tile basement offering a partially finished family room with paneling and fireplace, shower bath, utility area, and walkout access to backyard. 200-amp breaker electric, septic and well, city water available at the street. Great starter or downsizing opportunity. Private showings available, call today. Open for inspection sale day beginning at 3:00 PM.

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.

APPLIANCES, FURNITURE, HOUSEHOLD

Gently used Maytag elec. dryer and Crosley top-load washer; upright Frigidaire freezer; antique mission oak style round pedestal table with leaf and six chairs; Dep.



Era dresser with mirror; antique dresser; matching sofa and loveseat; mid-century style desk; school desk; metal bed; porcelain-top table with pull-out leaves; flat wall jelly cupboard; Schwinn bicycle with generator lights; Fender Bassman amp; vintage speaker; 15-gal crock; double-handle crock; Conservo cooker; stemware; nesting bowls; cake stand; platters; framed artwork and prints; two gold-framed mirrors; wallets and purses; vintage hair drying chair; collapsible pet kennel; tennis rackets; Coleman lantern; oil can; rototiller; Craftsman shop vac; lawn tools; small toolboxes; hardware

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

Paulette Herderick POA for Margaret A. Karnofel



RUSSELL T. (RUSTY) KIKO, JR.
AUCTIONEER/REALTOR
330.495.0923
rustykiko@kikocompany.com



MELANIE K. ROYER
REALTOR
330.831.1446
melanie@kikocompany.com



REALTORS
AUCTIONEERS
ADVISORS

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