



ABSOLUTE AUCTION

SATURDAY, MAY 23, 2026, 10:00 AM

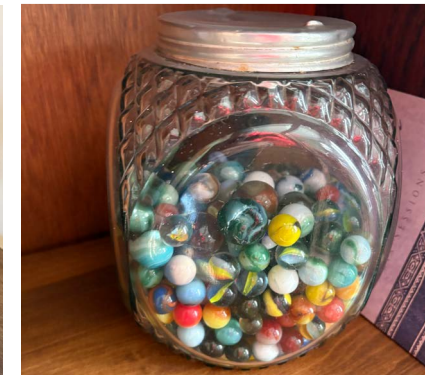
REAL ESTATE SELLS AT 11:00 AM

OPEN HOUSE: MON. MAY 18 - 3:00-6:30 PM



REAL ESTATE

Antiques/Collectibles: Easy electric vacuum wringer washer; large 36-inch diameter butcher block table; Orange Crush glass soda flavoring bottle; antique store sales display cabinets; ice chest; Unionport post office mail stand; large antique rotating hall tree; Kalamazoo direct to you woodburning stove; EA Sheldon and Co. Muskegon Michigan store cabinet; Elgin coffee mill; luxury coffee bin; 15-gallon redwing water cooler crock; serpentine front server; oak curved glass; curio cabinets; vintage display cabinet; oak drop front secretary with curve glass curio; Victorian marble top stands; oak mirrored back hall tree; Griswold cast iron rabbit mold; oak drop front secretary; Victorian beds; cobalt stenciled stoneware; butter churns; knockdown wardrobe; mirrored back washstand; dentistry cabinet; oak shaving stand; sandstone and terra-cotta chimney stones; signs; prints; winemaking; supplies; lanterns; depression glass; fiesta glass; uranium glass; candy machine; chests; duck decoy; brass pale; copper boilers; ornate wood stoves; lifelong collection of antiques and collectibles, many items not listed anything may turn up!



Equipment/Tools: Case 580 super K construction King Backhoe, shows 5,380 hours, includes 24-inch, 18-inch and 12-inch buckets; New Idea Round Baler; Rural King Brush Hog; '03 Appalachian 20+5 tri axle trailer; '05 Dodge Ram 3500 crew cab dually, 268k miles, diesel, auto; Kubota 4900 loader tractor; DR. 3pt. fence line string trimmer; log tongs; lawn tools; fencing supplies and tools; rough sawn lumber; barn beams; PVC pipe, T posts; early doors and hardware; building supplies and more!

Auctioneers Note: After many years of enjoying this property and home, and a lifetime of collecting antiques, the sellers have decided to downsize, great opportunity, and an auction where there is something for everyone! Lunch stand will be available!

Onsite Terms: 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.

Online Terms: Visa, MasterCard & Wire Transfer accepted. Wire Transfer required on purchases totaling \$1,500 or greater. 10% buyer's premium on all sales. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

Auction Ordered By: John and Janice Downing



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FIVE-BEDROOM HOME SETTLED ON 72 +/- ACRES

Antiques, Equipment, Tools, Furniture

3423 COUNTY ROAD 39,
BLOOMINGDALE, OH 43910

LIVE AUCTION WITH ONLINE BIDDING ON REAL ESTATE, EQUIPMENT, & SELECT ANTIQUES



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



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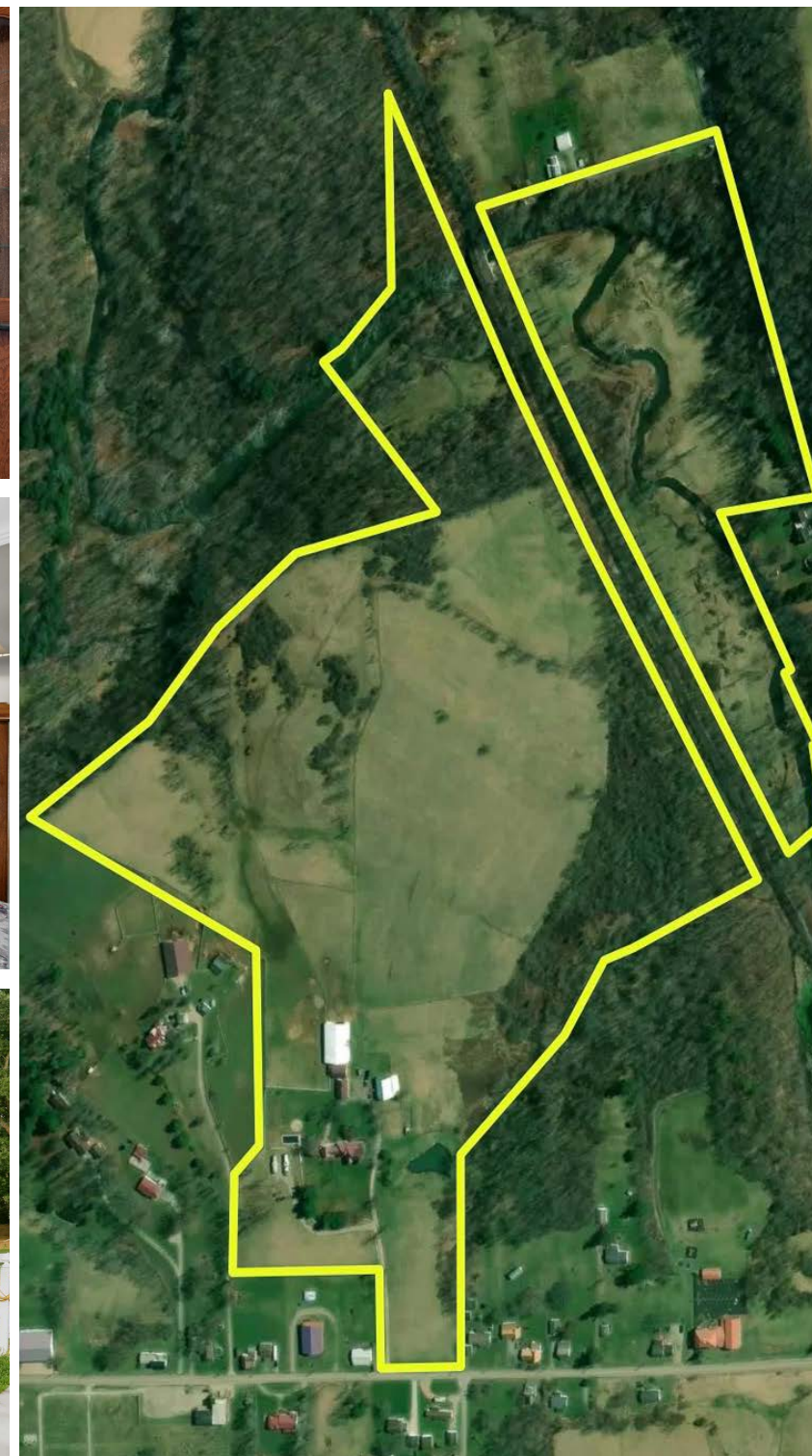


Scan for auction details, including directions.

Absolute Auction. All sells to the highest bidder.



Real Estate: The main level of the home features a spacious family room with a wood-burning stove and access from the breezeway and detached two-car garage. The large eat-in kitchen offers oak cabinetry, solid-surface countertops, a pantry room, stainless steel appliances, and a chrome-trimmed vintage gas range that will transfer. Additional main-level highlights include a formal dining room with French doors leading to the enclosed back porch, a formal living room, a main-level bedroom, a hallway half bath, and a combined laundry/storage room. A beautiful oak-trimmed staircase leads to the second level, which includes three nicely sized bedrooms with access to a full bath from the hallway. The upper level also features a spacious owner's retreat with French doors opening to an expansive primary bathroom complete with a walk-in shower, clawfoot bathtub, double walk-in closets, and double sinks. Partial basement with crawl space and gas forced-air furnace, central A/C, and an updated 200-amp main breaker electrical service. Outside, the home offers a gazebo with a concrete patio, along with a fiberglass in-ground pool installed in 2023. Additional buildings feature the in-law suite/guest house with full bath, fully-applianced kitchen, laundry hookup, and a single-car attached garage. This space connects directly to the horse stable, which provides walk-through access to the wash bay and a large open air 64' x 100' arena with two exterior man door entrances and a large sliding door opening to the pastures. A 40' x 50' bank barn features an updated poured cement foundation basement wall and an attached 16' x 50' lean-to. Additional property features include two 50-amp RV hookups with water, two water wells, a spring-fed pond, attractive landscaping. The two parcels creating the 72 acres selling as an entirety have a mixture of pastures, tillable fields, wooded areas, a great water source from cross creek meandering throughout the property and abundant wildlife!



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. Property to be sold as an Entirety and not to be offered in separate parcels.

