

ABSOLUTE AUCTION

WEDNESDAY, JULY 8, 2026, 4:30 PM
REAL ESTATE SELLS AT 6:00 PM



REAL ESTATE



MODERN THREE-BEDROOM HOME

30 X 60 Finished/
Heated Garage

8175 STOVER RD.,
SHERRODSVILLE, OH 44675.

LIVE ONSITE WITH ONLINE BIDDING AVAILABLE ON REAL ESTATE

AUCTION HIGHLIGHTS

- Two Baths
- Small Horse Barn
- Pasture & Woods
- 8+ Acres
- Orange Twp., Carroll Co.

Also Selling Description:

- Tractor
- Tools
- Furniture

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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.

REAL ESTATE

Home with modern applianced kitchen, front foyer hallway, formal dining room with large picture window, access to rear deck, lower living room with WB fireplace, upper level with three bedrooms including master bedroom with full bath, 2nd full bath, utility room with laundry. Unfinished basement, large semi-finished bonus room/guest area with bar, built-in wood burner, log and knotty pine finished interior, separate outside access. Ideal party/guest area. Home has FA propane heat and AC. Vinyl siding and metal roof, private well and septic. Built in 2015. 30 X 60 detach garage/shop with three 10 X 10 overhead doors, 6-inch concrete floor with drains. Hot/cold water. Interior is metal finished walls and ceiling with R-30 insulation, pellet stove heat, 200-amp breakers with 220 outlet, walk-up attic for overhead storage, extended overhang on the front. 30 X 14 covered concrete patio/porch added out the side of the garage toward the back yard with fire pit. 20 X 40 metal pole barn with two horse stalls, fenced pasture. Elevated finished hunting blind overlooking property. Pines and hardwoods, wooded area with stream and access out to Cutler Rd. Beautiful private setting on 8.2 acres. Property open 2:00 PM auction day or call for showing.

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.

TRACTOR, 3 PT. EQUIPMENT, TOOLS, MISC

NH TZ24DA tractor with loader, hydro, 3 pt, PTO, hrs unknown; 3 pt. 4 ft. brush hog; Countyline 5 ft 3 pt rototiller; King Kutter 6 ft. 3 pt. blade; Coleman upright 6.5 HP 60 gal. 220 air comp; Craftsman stack model toolbox full of sockets, drivers, wrenches, etc. selling separate; bench grinder; vise; battery charger; Honda power washer; Coleman 5550 watt gas generator; Stihl chainsaw; Stihl weed whip; Huskee gas log splitter; floor-model drill press; misc. hickory lumber

HOUSEHOLD, MISC.

Two flatscreen TVs; large upright freezer; cast-iron skillet; cast alum. parlor set; slant-top trunk; usual kitchen items; canning jars; glass car boys; Dakota model DS-33 combo safe; sofa; recliner; African art figure; bedroom furniture; several prints mostly western; western saddle; lift-top bench; early Philco refrigerator; many items packed away in storage.

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

Jerry Renicker



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ADVISORS

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