



TERMS ON CHATTELS

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.

AUCTION BY ORDER OF

Victoria Hoover, POA for Karen & Edmund Poholski



JACOB WHITACRE
AUCTIONEER/REALTOR®
330.417.9123
jwhitacre@kikocompany.com



PETE KIKO JR.
AUCTIONEER/REALTOR®
330.749.7898
pkiko@kikocompany.com



CLAUDIA MARGEŁOWSKY
REALTOR®
330.801.7874
cmargelowsky@kikocompany.com



REALTORS
AUCTIONEERS
ADVISORS

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



ABSOLUTE AUCTION

FRIDAY, APRIL 26, 2024, 11:30 AM
REAL ESTATE SELLS AT 12:00 PM



REAL ESTATE



HOME & SHOP ON
2 ACRES

Also Selling: Autos,
Trailer, Boat, Antiques,
Household

11524 E. EASTON RD.,
RITTMAN, OH 44270

LIVE AUCTION WITH
ONLINE BIDDING



Scan for auction
details, including
directions.

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

www.kikoauctions.com | 800.533.5456



REAL ESTATE

This property offers great potential for investors, flippers, and homeowners alike. Two acres with a four-bedroom home and 30'x 36' shop. The main floor of the home includes a dine-in kitchen leading to the family room with wood burning fireplace and French doors leading to the backyard. Large living room with dining area, wall to ceiling built-in cabinets and picture windows overlooking stately trees. Foyer with half bath & laundry and an attached two-car garage. The upstairs features three bedrooms with hardwood floors, full bath with tub shower, a master wing with full bath and three large rooms, easily adapted to a multitude of uses. Full basement, breaker electric, well water and septic. Recent updates include propane furnace, water heater and roof. The home needs some repairs and sprucing up to make your own. The shop includes two 8' overhead doors, concrete floors and electric. Half year taxes are \$1,792. Wayne Co. parcel #37-00156.000.

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.



AUTOS/TRAILERS/BOAT/TRACTOR

2008 Jeep Wrangler Sahara, 3.8L, 97k miles, 4-door hard top; Wellcraft 210 Elite Bow Rider, 5.7 inboard w/ tandem trailer; Mid Atlantic 18ft tandem trailer, 7k GVWR; 81' Hi-Lo pop up camper; Ford 9N; Land Pride 25-60 3pt finish mower; 3pt back blade; '98 Dodge Ram 2500 SLT Laramie ext. cab, V-8, 171k miles, 4x4, runs, needs work; 8ft utility trailer; Cub Cadet 1641 mower.

COLLECTIBLES/HH/MORE

Ithaca 12-gauge model 100 double barrel; Costume jewelry; Kitchenware; Drop leaf table; Fire hydrant; Crocks; Curved glass curio cabinets; Two-man saw; Marble top tables; Lenox carousel figurines; Historical books; Breyer horses; Kirby sweeper; Loads of porcelain figurines; Cedar chest; Kitchen table; Vintage bench; Sears sewing machine; Dresser, 5-drawer; Singer sewing machine; World book collection; Full size bed; Records; Walt Disney Showcase collection; Loads of Christmas & Halloween décor; Kids toys; Vizio TV; Jewelry cabinet; Jim Shore figurines; Duck mount & decoys; Goodrich chest; Model helicopter; Oak cabinet; Porcelain Christmas tree; Blow molds; Lanterns; Cast iron; Vintage wide front Garden Mark chain drive pedal tractor.

TOOLS & MORE

Craftsman tiller; (2) Giant Vac Leaf Blowers; Troy Bilt wood chipper; Trail Vac leaf collector; Craftsman 4HP, 25-gal, compressor; Lawn Boy 21" mower; Craftsman 6.5 HP mower; Craftsman 6.5 HP mower; Lawn Boy mower; Toro push mower; 2ft roller; Stihl weed eater Fs56RC; Sears 70,000 BTV heater; Torch set; 2.25-ton floor jack; 1-Ton Yale chain hoist; Yard tools; Misc. wrenches, G-Clamps, filter wrenches; Craftsman vise; Extension & step ladders; Stihl MS 362C; Stihl MS 170; Stihl leaf blower; Hand tools & more!

