

ABSOLUTE AUCTION

THURSDAY, OCTOBER 30, 2025, 12:00 PM
REAL ESTATE SELLS AT 12:30 PM



REAL ESTATE

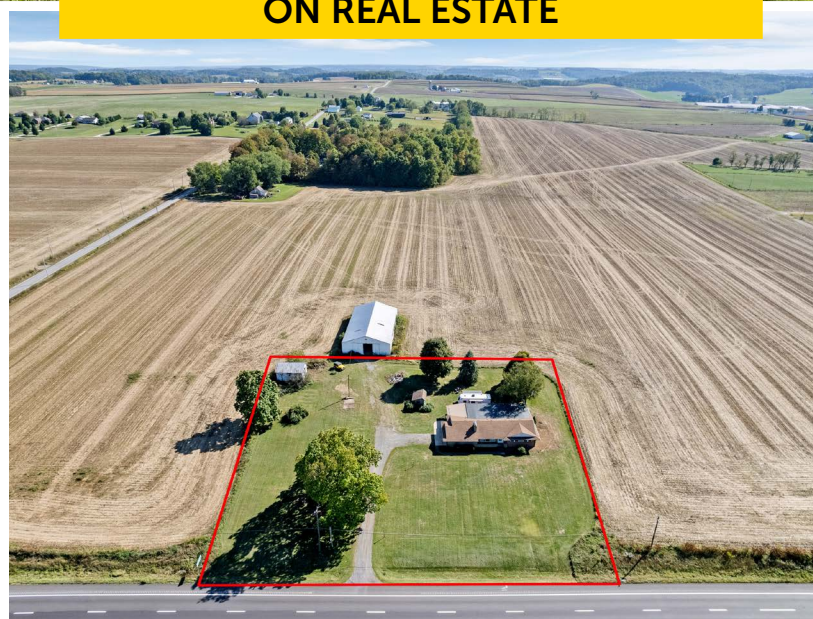


LIVE AUCTION WITH ONLINE BIDDING
ON REAL ESTATE

IDEAL HOME OR
BUSINESS LOCATION,
5-BEDROOM RANCH

Auto, John Deere 420
Tractor, Mower, Antiques,
Collectibles, Household

17867 E. LINCOLN WAY,
DALTON, OH 44618



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



Scan for auction
details, including
directions.

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

Open House Monday, October 27, 2025 4:30-6:00 PM

Real Estate:

The ranch home has close to 2,500 sq. ft. of living space. The main floor features a spacious living room, eat-in kitchen, family room with fireplace, laundry room, 5 bedrooms and 2 full bathrooms. Full basement with wood burning fireplace and plenty of storage. On 1.8 acres in Dalton School District. Ideal home or business location with Route 30 exposure! Wayne Co. parcel #76-00483.000 and #76-01723.000. Half year taxes are \$1,640.

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.

Auto, Tractor, Mower, Collectibles.

1991 Mazda Miata, approx. 70,000 miles; John Deere 420 garden tractor, 60" deck, 54" snow blade, 3 pt, power steering; Cub Cadet LT riding lawn mower, 46", 121 hrs.; vintage Mix n' Whip master milkshake machine; antique furniture; baskets; vintage bicycle; china sets; antique vanity with mirror; croc; vintage chest; Pathe victrola; player piano rolls; china cabinet; glassware; chest freezer; (2) 3-piece full bedroom set; Fiesta Ware; ITAL brown leather sofa and love seat; vinyl records; air hockey table; costume jewelry; vintage globe; 8mm Disney film reels; misc. items not mentioned.

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:

Jennifer Himes, Trustee of the Janice L. Grim Revocable Trust



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REALTORS
AUCTIONEERS
ADVISORS

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