

ABSOLUTE AUCTION

FRIDAY, MARCH 14, 2025, 12:00 PM
REAL ESTATE SELLS AT 12:30 PM



REAL ESTATE



2.67-ACRE MINI
FARM, FARMHOUSE,
56X30 SHOP & 4-H
BARN
Sugar Creek Twp.,
Wayne Co.,
Dalton School District

15677 ARNOLD RD.,
DALTON, OH 44618

LIVE AUCTION WITH ONLINE BIDDING

OPEN HOUSE: MONDAY, MARCH 10, 2025, 4:30-6:00 PM

REAL ESTATE

The main floor of this charming farmhouse features an adorable kitchen with plenty of cabinet space, island with range, and entry into the formal dining room with built-in cabinetry. Also on the main floor is an inviting 20x20 family room, spacious den with gas fireplace, updated full bathroom with new vanity, shower, and a laundry room. The second floor features 4 large bedrooms including a master with private bathroom and updated tub/shower insert. Walk-up attic for additional storage. Tons of character and original woodwork throughout the home! Off the attached garage of the home is an enclosed mudroom/storage area with wood burning fireplace. Full basement, gas furnace and central A/C. 56x30 pole barn with heated shop area, and 3-stall 4-H barn with fenced pasture. All this on 2.6 acres in Dalton School District! Wayne Co. parcel #7601810.001. Half year taxes are \$1,500.



Scan for auction
details, including
directions.

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

www.kikoauctions.com | 800.533.5456

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



ALSO SELLING

Toro SS 5000 zero turn mower, 52" deck; Agri-Fab pull type leaf vac; Agri-Fab yard cart; scroll saw; miter saw; band saw; bench grinder; 16' extension ladder; 8ft. step ladder; Edison phonograph with rolls; vintage kids toys; Tonka Trucks; flat top trunk; western décor; kitchenware; household décor; full size bed w/ frame; (2) oak dressers; rocking chair; treadmill; exercise bike; ant. glassware and collectibles; youth Matthews compound bow; sporting goods; pinball machine; milk jug; quilts; scooter; sewing machine; shop vac; many items not mentioned anything to turn up!

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.

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

The Guster Family



KRISTEN KIKO
AUCTIONEER/REALTOR®
330.234.7110
kristen@kikocompany.com



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



REALTORS
AUCTIONEERS
ADVISORS

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



MLS

