

AUCTION

THURSDAY, MAY 22, 2025, 5:00 PM
REAL ESTATE SELLS 5:30 PM



REAL ESTATE



JACK POLEN ESTATE

Clean Home With
Shed

8201 OLD CANAL LANE NW,
MALVERN, OH 44644

Live Onsite With Online Bidding Available On Real Estate

AUCTION HIGHLIGHTS

- Concrete Drive
- .5-Acre Lot With Gas & Oil Income
- Carroll Co.
- Brown Twp.
- Brown LSD

Also Selling Description:

- 2017 Buick Lacrosse
- 2004 Mustang
- JD Lawn Tractor
- Household



Scan for auction
details, including
directions.

To settle the
estate, all sells on
location

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



REAL ESTATE

Clean home having one-car attached garage, applianced kitchen with dining area, main-level laundry and full shower bath off the kitchen, dining room, enclosed side porch, living room, covered front porch, second full bath on the main level, two or three bedrooms upstairs, full divided basement, oil FA furnace and central air, breaker electric, replacement windows throughout, metal roof, nice concrete driveway, good garden shed with overhead storage. Convenient location with public sewer. All situated on .5-acre lot with gas and oil income to transfer to buyer!

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, LAWN TRACTOR

Nice 2017 Buick Lacrosse 4 door loaded with 82K miles; 2004 Ford Mustang V6 salvage title with 135K miles; nice John Deere X300 hydro lawn tractor with 42" deck, 428 hrs

CONTENTS

Good pull-type lawn cart; Toro snowblower; Champion generator; yard tools; Werner stepladder; hand tools; air compressor; live trap; scroll saw; treadle sewing machine; early Underwood typewriter; dinette table; dressers; vanity; file cabinet; floor lamp; usual household and kitchenware

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

Bryan Polen, executor of the Jack E. Polen Estate. Carroll Co. Case #E20251001



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REALTORS
AUCTIONEERS
ADVISORS

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