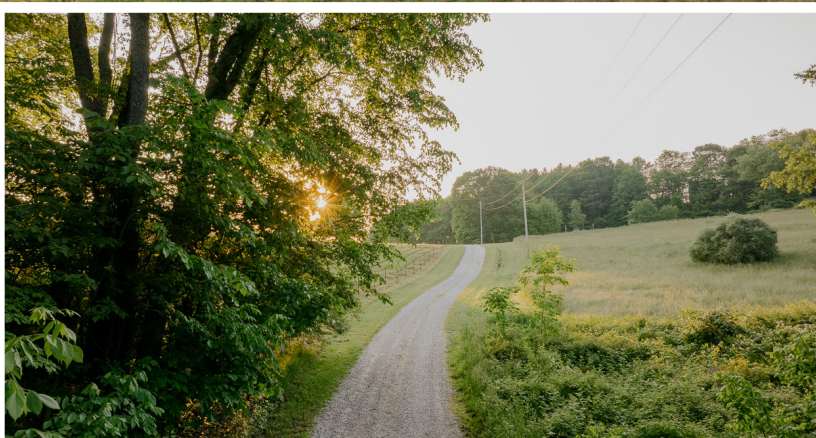


# ABSOLUTE AUCTION

THURSDAY, JUNE 26, 2025, 5:00 PM  
REAL ESTATE SELLS AT 5:30 PM



Property features 15 acres with brick home built in 1998, having large main level in-law suite with its own separate exterior entrance, spacious bedroom, full bath with accessibility features, large walk-in closet, and another half bath/laundry. Home has a total of 5 bedrooms, 3.5 baths, kitchen with island with walkout to deck, and pantry room. Living room with oak bookcases, lower-level family room. Main level has hardwood floors, and nice oak woodwork throughout. Large full basement having two entrances, with walkout. Oversized attached heated two-car garage. Large, covered porch with scenic country views.

Home has Geothermal heating and cooling, home generator, propane gas for generator and kitchen stove. Plus, a 36 x 68 barn with four horse stalls and shop area having water and electric. Secluded setting back off the road. Located minutes from Atwood Lake in Monroe Township, Carroll County, Carrollton Schools. Home open for inspections beginning at 3:00 pm on auction day. Terrific location!

## Property to be offered as follows:

### Parcel 1:

Home and workshop/barn listed above on 6.83 acres. Current taxes \$2,454 per year, under Homestead. Home is in need of priming and cosmetic updates, take advantage. Carroll County Parcel #22-0000135.008.

### Parcel 2:

7.99 acres, fenced pasture, rolls nicely. Having 205' frontage on Camille Rd and 350' frontage on Lakewood Rd. Current taxes \$220 per year. Beautiful building site with great setting. Carroll County Parcel #22-0000135.011. Mineral Rights and Royalties will be sold at auction separate from the surface rights in parcels and not sold as an entirety.

**SPACIOUS HOME,  
BARN, 15 ACRES**  
Gas And Oil Rights  
Offered In Parcels  
Atwood Lake Area  
Also Selling: Antiques,  
Furniture, Household

5073 SALINEVILLE RD. (SR 39) NE,  
CARROLLTON, OH 44615

[www.kikoauctions.com](http://www.kikoauctions.com) | 800.533.5456

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.*





**Parcel A:**

Mineral Rights and Royalties Under Parcel #1 listed above. Under active lease with good income. Call/email Auctioneer/Realtor for more details.

**Parcel B:**

Mineral Rights and Royalties Under Parcel #2 listed above. Under active lease with good income. Call/email Auctioneer/Realtor for more details.

**Auctioneer’s Note:** Real Estate Parcels 1 & 2 will be offered separate and together and will sell whichever way they bring the most. Then, Mineral Rights Parcels A and B will be offered separately; they will not be offered together. Pre-bidding begins Tuesday, June 24, 2025, 5:00 pm.

**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. Property to be offered as a Multi Par auction and sold whichever way it brings the most.

**Also Selling On-Site:** Antique oak store display cabinet; ornate piano; spoon carved Victorian server; very large St. Anthony statue; antique vanity with tri-fold mirror; empire chest; wardrobe; drop front secretary; poster bed; mid-century dresser set; sofa table; treadle base furniture items; cobalt glass; milk glass; lots of costume jewelry; vintage toys; pottery; wooden doll houses; slate pool table; wooden crates; artwork; loads of sewing items/material; yarn; candy containers; ornate frames; visor ware; cookware, glassware; loads of household

and more! Seller has been a longtime collector and there is a large variety of items. Many items still packed away. Plan to attend!

**Terms On Chattels:** Driver’s license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard accepted. 10% 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.

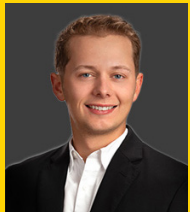
**Auction By Order Of:** Laurette Roales, Trustee of the Claudette L. Mejean Trust



**THERESA BLOCHER**  
**AUCTIONEER/REALTOR®**  
330.495.3789  
blocher@kikocompany.com



**JOSEPH GLIATTA**  
**AUCTIONEER/REALTOR®**  
330.771.4012  
jgliatta@kikocompany.com



**JACOB CAMPBELL**  
**AUCTIONEER**  
330.257.8868  
jcampbell@kikocompany.com



REALTORS  
AUCTIONEERS  
ADVISORS

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

