

# AUCTION

THURSDAY, SEPTEMBER 4, 2025, 5:30 PM  
REAL ESTATE SELLS AT 6:00 PM



REAL ESTATE



**AUCTION #1**



**AUCTION #2**



**AUCTION #2**

## HIDEAWAY AUCTION OPPORTUNITY

6378 UNION AVE. (SR 183),  
ALLIANCE, OH 44601

### AUCTION HIGHLIGHTS

- Auction #1: 3,800 Sq. Ft. Log Home on 10.8 Acres With Two Lakes
- Auction #2: Ranch-Style, Log-Sided Home on 11 Acres
- Washington Twp. - Zoned Commercial
- Stark Co.
- Marlington Schools

### Also Selling Description:

- Tools
- Furniture

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



Scan for auction details, including directions.

All sells on location





### AUCTION #1: 6378 UNION AVE. NE, ALLIANCE, OH 44601

Built in 2002, gorgeous log-sided home features oversized two-car attached garage, mudroom entry, large chef-style appliances kitchen, granite countertops, built-in brick pizza oven, butler's pantry with dishwasher and double sink, formal dining room with cathedral beam ceiling and skylights. Great room/living room with stone mantle, gas fireplace, high-top wet bar, main-level master bedroom with master bath, garden tub, walk-in closet and laundry. Kitchen, great room and master all have access to full-length porch overlooking lake. Heavy log open staircase leads up to 3 bedrooms each with shower bath, walk-in closets and access to covered second-level deck, laundry/utility room also up. Finished partial basement with small swimming pool, bathroom, large walkout to lake. Two pole buildings used for storage. 10+ acres. Secluded hideaway setting. Free gas from well, private well and septic. Shown by appointment only. Call auctioneer with questions.

### AUCTION #2: 6428 UNION AVE. NE, ALLIANCE, OH 44601

Log-style ranch home with single-car attached garage, large eat-in kitchen/dining room, covered front porch, living room, large master bedroom/bathroom, two more bedrooms and hall bath. Well and septic. Former industrial/warehouse with office area, dock area, several thousand sq. ft., built in multiple phases. Building needs rehabbed or partial demo. Large blacktop parking/turnaround area. Zoned commercial. Over 11 acres total.

### 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.

### CONTENTS.

Shop creeper; Craftsman stack toolbox; wrenches; sockets; Duralast battery charger; stepladder; two port. air compressors; small chest freezer; Craftsman chainsaw; small battery charger; Kobalt battery-powered weed whip; small 125cc ATV

### 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 #1



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REALTORS  
AUCTIONEERS  
ADVISORS

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