



ABSOLUTE AUCTION

WEDNESDAY, SEPTEMBER 17, 2025, 12:00 PM
OPEN HOUSE: WED. SEPT. 10, 2025, 4:30-6:00 PM



REAL ESTATE



LIVE AUCTION WITH ONLINE BIDDING ON REAL ESTATE

AUCTION HIGHLIGHTS

- One-Owner Home In The Woods Of Ellendale
- Main Floor Master Bedroom
- Finished Walk-Out Basement Or In-Law Suite
- Cul-De-Sac With Mature Trees

Also Selling Description:

- Firearms
- Collector Plates
- Framed Art
- Collectibles & Household



Scan for auction details, including directions.

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

Firearms.
357 Smith & Wesson revolver, model 66, 2.5" barrel; Browning 300 Winchester mag, SS barrel, synthetic stock, Burris scope; Thompson Center 50 caliber muzzle loader; M&P shield, 40 caliber; Colt Gold Cup, 22 caliber, semi-auto pistol; Colt MKIV Gold Cup national match, series 80, 45 caliber; GAMO pellet gun, 22 caliber; ammunition, 40, 380, 357; misc. gun cases.

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. Firearms buyers must be an Ohio resident, 21 years of age to purchase a handgun and 18 years of age to purchase a long gun. Buyer will be required to fill out firearm buyer information paperwork at pickup.



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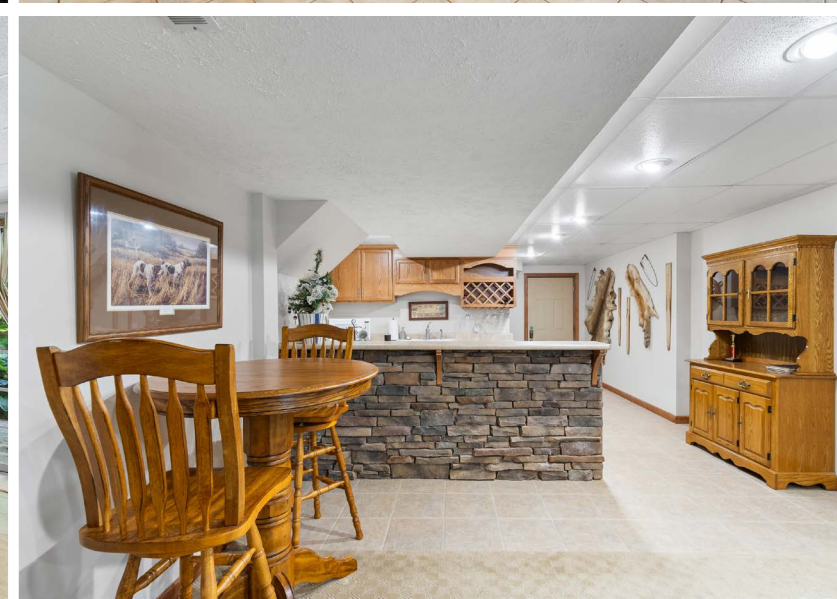
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AUCTIONEERS
ADVISORS

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





Real Estate.

This quality, custom-built home in The Woods of Ellendale sits tucked away in a peaceful cul-de-sac on .82 of an acre. The two-story home has an ideal floor plan and was thoughtfully built with plenty of upgrades. The main floor features a foyer entry, private office, formal dining room, open concept great room with stone fireplace with a hand-carved mantel, and gourmet kitchen with island. Just off the kitchen is an expansive, two-level deck overlooking the spacious, tree-lined backyard. The sunroom brings in plenty of natural light where you can enjoy the views all year long. The 3-car attached garage is heated and features new epoxy flooring. Entry from the garage brings you into a large laundry/mudroom with plenty of storage and a half bathroom. The fully finished walk-out basement would make an ideal in-law suite or perfect set-up for entertaining, featuring a family room with stone fireplace, kitchen with island, full bathroom, workout room (or 5th bedroom), and tons of storage space. Walk-out from the basement onto an inviting outdoor covered patio with wood-burning fireplace. Upgrades include: 2x6 walls, new 50-year shingles in 2023, new HVAC in 2020, 12" insulated block makes the home super energy efficient, and the interior walls are insulated for sound, plus many more! A home like this does not come around often. Ask auctioneer on how to use your current home how to buy this one! Wayne Co. parcel #59-00934-018. Half year taxes are \$3,262.

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.

Collectibles/Household.

Native American & wolves collector plates (19); Norman Rockwell collector plates; Smucker's collector plates in boxes (11); California Windfield china set, 12 places; Community Plate flatware set; silver serving dish; home decor; Terry Redlin framed art; Bruce Langton framed art; Christopher Walden framed art, print 294 of 300, geese and cabin; Bruce Langton framed art, "Unforgettable Fields" 531 of 650; hand carved antique writing desk; maple china hutch; buffet table; counter-height table with 8 chairs; floor lamp; antique oak rocker; plant stand; reclining leather chair; leather sofa; cherry end table; coffee table; glass top patio set with 4 chairs, umbrella; oak high top table with 2 chairs; oak hutch; metal storage shelves; storage cabinet; outdoor umbrella; end table; lamp; quilt; handmade full bedframe; antique dresser; blankets; books; primitive hand tools; coyote and deer hinds; tanning stretchers; weights; exercise equipment, inversion table, tools, suitcase, Harley Davidson leather jackets, clothes, travel accessories; misc. items.