

ABSOLUTE AUCTION

WEDNESDAY, SEPTEMBER 24, 2025, 12:00 PM



REAL ESTATE



**LIVE AUCTION WITH ONLINE
BIDDING ON REAL ESTATE**

**RANCH HOME ON
8 ACRES, 30' X 60'
BUILDING, WOODS**

Storage Shed, Guitars,
Furniture, Aluminum
Wheelchair Ramp,
Household

**3595 MCCLINTOCKSBURG RD.,
DIAMOND, OH 44412**



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Information is believed to be
accurate but not guaranteed.
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MLS



Real Estate Features:

Portage County parcel #s: 264070000023000, 264070000012000, 264070000025000, 264070000024000. Ranch home situated on 7.99 acres total. All four parcels are being sold as one with future subdivision potential. Main level of the home has a large front wood deck, family room (or third bedroom), utility/laundry room, dining room, updated oak kitchen, half bath, living room w/ "The Early Stove" wood burner, front sunroom, two bedrooms and updated full bath. The home has a large, attached carport, asphalt driveway, Generac 18kw generator, modern shingles, breaker electric and hardwood floors. The house was built in 1962, has approx. 1,152 sq. ft., no basement and is on well & septic. The outbuilding is approx. 30' x 60', has one overhead door, electric and a water hydrant. The home needs some minor updating to your taste, and the back of the property has 5+ acres of wooded land. Great opportunity here in Palmyra Twp., take advantage. Home will be open auction day starting at 9:00 AM. Walk the woods at your convenience. Online bidding available on real estate.

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 sold as an Entirety and not to be offered in separate parcels.



Storage Shed/Furniture/Misc. (Live Auction Only):

Rubbermaid 7x7 storage shed, like-new; new leather Catnapper recliner, in box; dressers; oak vanity; dining table w/ 6 chairs; Fender FA135CE 6-string guitar; electric guitar; Mark II 6-string guitar; TVs; large bear tapestry; end tables; coffee tables; nutcracker collection; dishes; new Butterball elec. XL turkey fryer; Golds Gym power spin 230 R bike; Super Mag crossbow; old wood long bows; G gauge train set; B29 Warrior RC plane, new; Edward Scissor Hands 18" figure; Brinkman SS grill; glass top patio table; Homelite elec. push mower; 25' long aluminum wheelchair porch ramp; Quantum Q1450 True Balance elec. wheelchair; usual household goods.

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:

Ann Ruth Duffer, POA For Helen D. Elkins



MATTHEW P. KIKO
AUCTIONEER/REALTOR®
330.327.9617
mattkiko@kikocompany.com



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