



AUCTION

LEADING THE INDUSTRY SINCE 1945

Monday – November 28, 2016 – 5 PM

Quality Tudor-Style Home

**LARGE HOBBY SHOP IDEAL FOR HOME BUSINESS
OR AUTO ENTHUSIAST**

Cottage – 1 Acre
Sugarcreek Twp. – Wayne Co. – Dalton LSD

ABSOLUTE AUCTION, all sells to the highest bidders on location:

15309 Arnold Rd., Dalton, OH 44618

Directions: Take RT 30 to south on RT 94 to west on Henry St., which becomes Arnold Rd. to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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Real estate features quality Tudor-style home built in 1976. Offers 2,087 sq. ft. w/ grand foyer entrance, French doors to formal living room with fireplace, elegant windows, tray ceiling (possible first floor master bedroom). Kitchen w/ white-washed cabinetry and appliances. Half bath & laundry off kitchen. Dining room with hardwood flooring. Family room w/ fireplace. Enclosed rear porch w/ cedar vaulted ceiling w/ skylights. Second level features master bedroom suite with private bath, plus two additional bedrooms with full bath. Lower walk out level w/ wood burner. Radiant heat, A/C. Well & septic, home and shop shingles replaced 9/15.



Charming cottage features oak kitchenette, living room, bedroom & full bath. Could be a small business or in-law suite. View of koi pond. Large open span 30' x 100' hobby shop/garage, radiant floor heat. 9' & 13.5' overhead doors. Many recent improvements in 2016 include flooring, paint, kitchen counters and sink, bathroom updates, exterior door including overhead garage doors. Neutral décor and clean! Unique property, many lifestyle options in rural setting on 1.17 acres. Dalton Schools. \$1,963.91 taxes per half year. Call for details on how to buy at auction using your present home.



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.



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