



# AUCTION

*LEADING THE INDUSTRY SINCE 1945*

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**THURSDAY - SEPTEMBER 24, 2020 - 5:30 PM**

## **Country Home On 2 Acres - Partially Wooded 2-STALL BARN & SMALL PASTURE - 32X24 SHOP BUILDING**

Sugar Creek Twp. - Wayne Co. - Dalton Local Schools - Online Bidding Available

Open House: Monday - September 21, 2020 - 5:00-6:30 PM

Sellers are moving out of state. Absolute auction, all sells to the highest bidder. Location:

**18020 GOUDY RD., DALTON, OH 44618**

Directions: From US RT 30 at Dalton head east 1.4 miles then south on W. Lebanon Rd for 2.4 miles to Goudy Rd. and turn left to auction  
OR from OH 241 N head north on W. Lebanon Rd for 2.7 miles to Goudy and turn right. Watch for KIKO signs.



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

**800-533-5456 | kikoauctions.com**





**REAL ESTATE:** Clean 2-bedroom home on 2 acres in Dalton School District! The main floor features a family room, eat-in kitchen, 2 bedrooms, 1 full bathroom, and enclosed porch with walkout deck to private backyard. Lower level has an additional family room with wood burner and extra spacious laundry/storage room. New 2-stall barn with 1-car garage, overhead door, and small pasture perfect for a horse or 4H project. Plus, a 32x24 detached shop building with concrete floor and overhead door. RV/trailer carport storage. Partially wooded, secluded country home. No minimum and no reserve! Sellers are moving out of state. Wayne Co. parcel #47-01348.000. Taxes are \$943 per half year.

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**TERMS ON REAL ESTATE:** 5% 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.

**AUCTION BY ORDER OF:** Nelson & Amy Hershberger



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