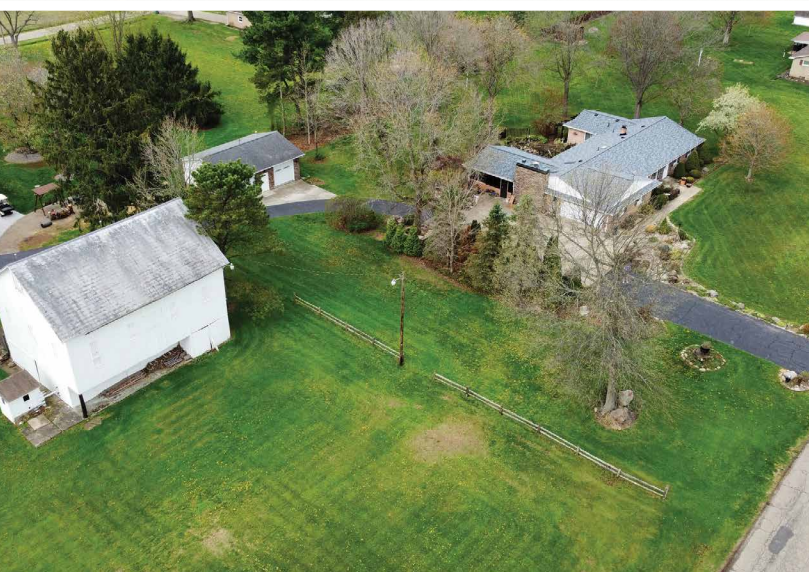


ABSOLUTE AUCTION

WEDNESDAY, MAY 20, 2026, 3:30 PM
REAL ESTATE SELLS AT 5:00 PM



REAL ESTATE



GENE R. KANDEL &
NANCY L. KANDEL
IRR. TRUST

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**LIVE ONSITE WITH ONLINE BIDDING
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AUCTION HIGHLIGHTS

- Quality One-Owner Three Bedroom, 2.5 Baths, Brick Ranch Home On 2.2 Acres
- Attached Garage, 24 X 32 Detached Garage, Small Bank Barn
- Nimishillen Twp., Stark Co., Louisville Schools

Also Selling:

- Mower
- Tools
- Furniture
- Antiques

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



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REAL ESTATE

One-owner brick ranch home with three bedrooms and 2.5 baths. Nice 2.2-acre lot with attached garage and outbuildings. 2,489 sq. ft. of living area. Home features kitchen with tile floor, cherry cabinets, granite breakfast bar and appliances including dishwasher. Cozy den room with wood burning fireplace off kitchen with half bath as well as large sunroom out the back overlooking a private yard and garden area. Formal dining room with built-in cabinets, large front living room. Full bath and two bedrooms plus the large primary suite with private full bath, double closets, and sliding door out to back patio. Partially finished basement, washer and dryer, gas boiler heat, updated hot water heater, central air, 200-amp electric, backup Generac generator. Attached two-car garage and finished 24 X 32 garage with gas forced air heat and two overhead doors and two-story bank barn. Two blacktop driveways. Concrete apron.

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.

MOWER, TOOLS

John Deere X390 riding mower, 48" deck, 340 hrs; John Deere 325 riding mower, 48", 595 hrs with bagger; Giant Vac 6 HP walk-behind blower; Craftsman push mower; wheelbarrow; electric blower; many yard tools; two-wheel garden cart; bolt bin; stepladders; grinder; misc. tools

FURNITURE, ANTIQUES, COLLECTIBLES

4X6, 6X10, and other smaller handwoven oriental rugs; several vintage cast insurance and fire dept. marker plaques; copper boiler; pine washstand; Hoosier cabinet base with flour bin; ant. oak washstand with copper lining; library table; pine drop-front secretary; Kling maple dining room table and chairs; floral Morgan Stewart sofa and loveseat; QA wing-back chairs; glass-top coffee table and end stand; marble-top stand; foyer stands; oak rolltop desk; clean suede reclining sofa; Vizio 50" flatscreen; elec. reclining chair; vinyl rocker recliner; drop-leaf tables; padded rattan chair set; cedar chest; Empire chest; wood executive desk; small conference table; collector wildlife plates; Pyrex dishes; Noritake dish set; pattern glass; pigeon blood glass; Royal Doulton dishes; candles; artificial plants; American Girl Emily doll; many nice framed prints; quilt rack; quilts; heart hall bench; milk can; tobacco pipe holder; wildlife prints; loads of flower pots and planters; golf balls; file cabinets and shelves; home holiday décor; general household; lots of nice clean items.

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 BY ORDER OF
James Kandel, Trustee



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REALTORS
AUCTIONEERS
ADVISORS

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