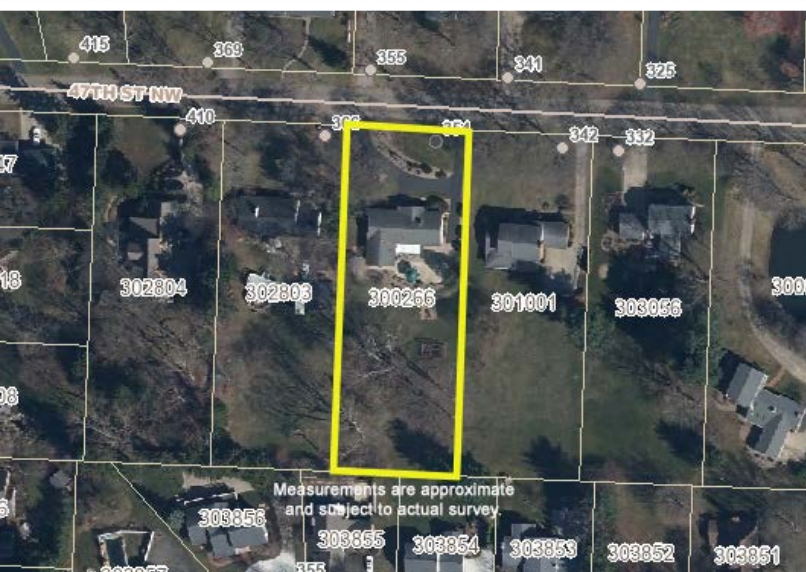


ABSOLUTE AUCTION

FRIDAY, JULY 17, 2026, 11:30 AM; RE AT 12:00 PM
OPEN HOUSE: MONDAY, JULY 13, 2026, 4:30-6:00 PM



REAL ESTATE



LIVE ONSITE WITH ONLINE BIDDING ON REAL ESTATE

Real Estate: Clean 4-bedroom brick ranch home on 0.93-acre lot located in an established neighborhood. Home has an open floor plan with updated kitchen, modern cabinetry and countertops, dining area, and spacious living room with large picture windows. Main floor of home features nice primary suite addition with walk-in closet and private full bath. Also includes 2 additional bedrooms, full bath, main-floor laundry, and bright four-season room. Home also features a partially finished basement, attached 2-car garage, natural gas furnace, central A/C, Generac backup generator, private septic, public water, brick exterior with stone accents, and concrete patio w/ gazebo. Convenient location. Move-in-ready home with updated interior, mature setting, and plenty of room to enjoy.

Property Highlights:

- Renovated 4-bedroom brick ranch
- 1-acre lot
- Spacious open floor plan for entertaining
- Primary suite addition with walk-in closet & full bath
- Bright four-season room overlooking patio/yard
- Mature stately treed setting with privacy and curb appeal
- Main-floor laundry
- Partially finished basement
- Attached 2-car garage
- Generac backup generator
- Concrete patio

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.

SPRAWLING RANCH HOME ON 1 ACRE

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Sport, Utility Trailer,
Mid-Century Furniture,
Power Tools & More!

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



Scan for auction details, including directions.

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All sells to the highest bidders.

Vehicle/Trailer/Tools: 2022 Subaru Forester Sport, VIN #JF2SKAJC9NH440729, automatic, heated seats, sunroof, rear gate, only 55,192 miles, very clean; single-axle 5x8 utility trailer, 1,980 lb. GVWR; loads of power tools and cordless hand tools including Ryobi, Craftsman, and Porter Cable; Porter Cable; Hulk Power 30-gal air compressor; Greenworks 2,000 PSI pressure washer; Ego 56V leaf blower; Ryobi rototiller; chainsaw; Blackstone griddle; floor jack; Harley Davidson motorcycle jack; mini oxy-acetylene torch set; come-along; 2-wheel dolly; aluminum stepladder; fertilizer spreader; garden tools; shop vac; Black & Decker leaf vac; battery charger; electric heater; metal shelving; organizers and loads of hardware.

Mid-Century Modern Highlights: Wonder Wood by American of Martinsville 7-piece bedroom suite with queen bed; Papa Bear chair & ottoman; Mama Bear rocking chair.

Household Items: Matching reclining loveseat & couch; leather recliner; dining table with 6 chairs; entertainment center; 4-piece queen bedroom suite; 3-piece queen bedroom suite; additional queen bed furniture; antique dresser; steamer trunk; roll-top secretary desk; dry sink; desk; patio furniture including cast iron patio table with 6 chairs; Thompson 6.5 cu. ft. upright freezer; 11.5 cu. ft. upright deep freezer; KitchenAid mixer; Keurig; Igloo ice maker; mini fridge; water dispenser; popcorn maker and small kitchen appliances; dishes; flatware; home décor; antique décor; hand-painted wall décor; framed original artwork and household goods; Stack-On safe; RCBS Pro 2000 reloader; golf clubs; cornhole set; camping supplies and more; Upper Deck basketball cards; die-cast NASCAR collectibles; Harley Davidson memorabilia; autographed sports memorabilia; porcelain figurines; belt buckle collection; DVDs and movies; (3) Samsung flat-screen TVs and electronics.

Note: Anything may turn up! Visit www.kikoauctions.com for full photos and details.

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: Samantha P. Baum, Executor of the Lawrence Dillworth Estate, Stark County Probate case #255739.



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REALTORS
AUCTIONEERS
ADVISORS

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