

ABSOLUTE AUCTION

TUESDAY, DECEMBER 17, 2024, 10:30 AM
REAL ESTATE SELLS AT 11:30 AM



REAL ESTATE



HERMAN TRUST 27 Acres With Unique Custom-Built Home/ Lodge



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15202 GILMORE RD. SE,
PORT WASHINGTON, OH 43837

LIVE ONSITE WITH ONLINE BIDDING AVAILABLE ON REAL ESTATE

AUCTION HIGHLIGHTS

- Beautiful Hilltop Setting
- Open & Wooded Land With Wildlife & Nature
- Panoramic Views
- Heated Garage With Living Quarters With Lean-To, 24 X 48 Shed
- Washington Twp., Tuscarawas Co., Sells As Unit

Also Selling Description:

- Furniture
- Collectibles
- Electric Mobility Scooter



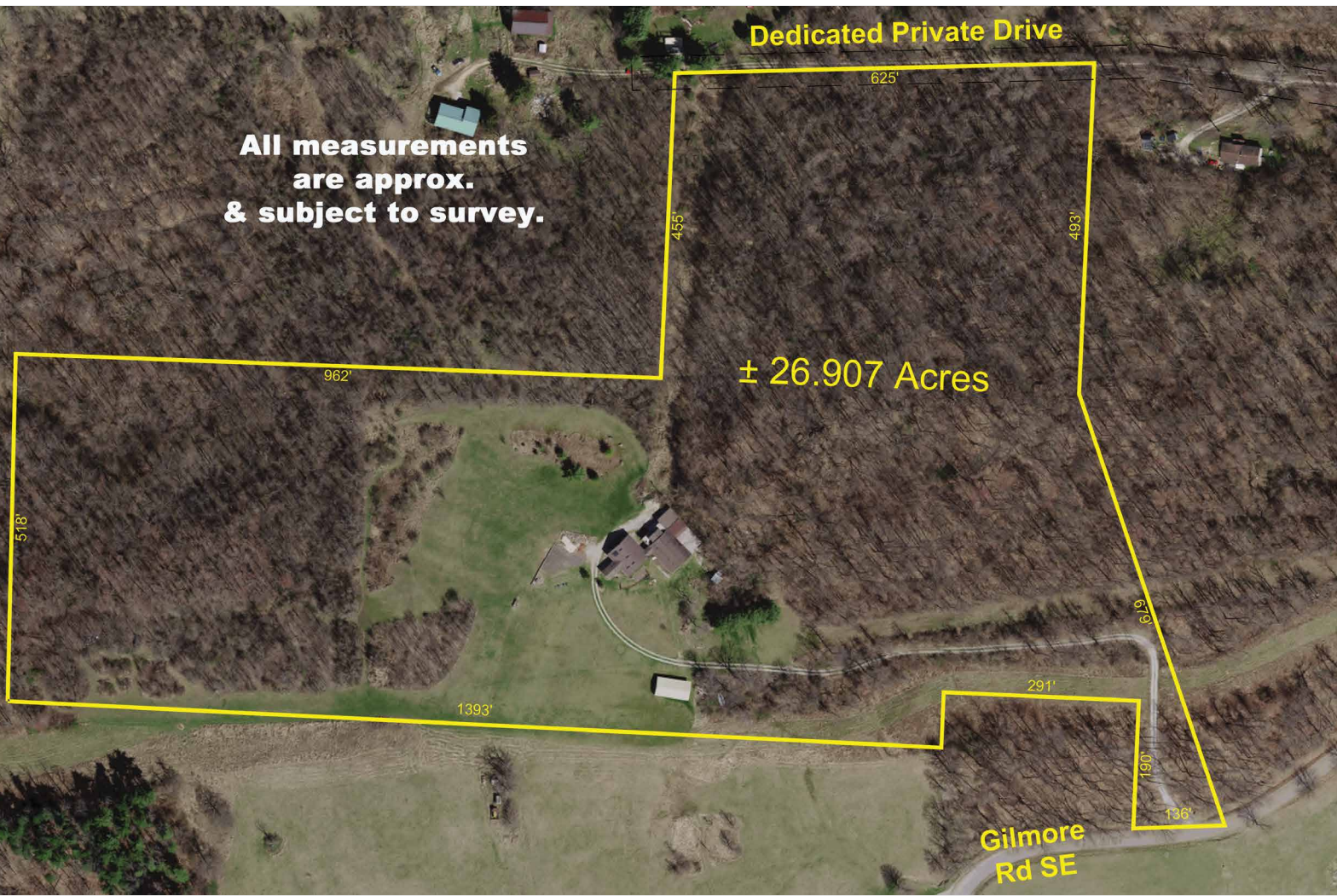
Scan for auction
details, including
directions.

Absolute Auction.
All sells to the
highest bidders
on location.

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



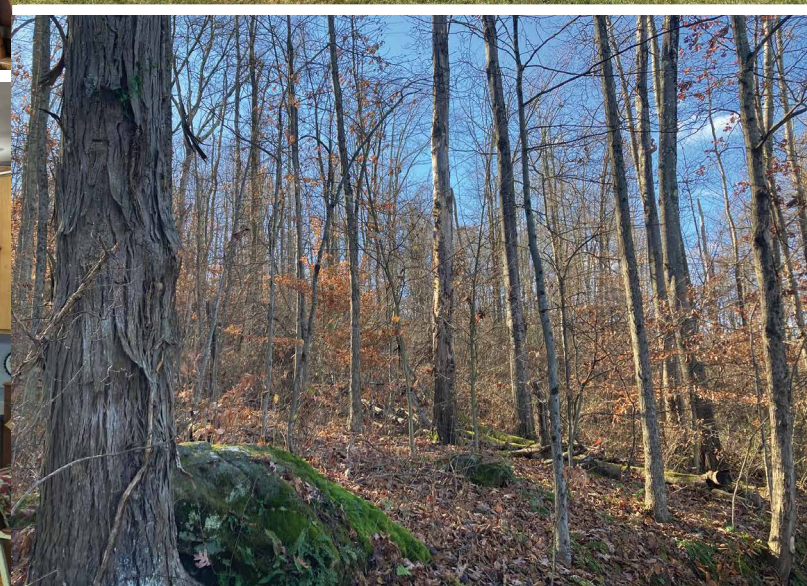
www.kikoauctions.com | 800.533.5456



All measurements
are approx.
& subject to survey.

± 26.907 Acres

Gilmore
Rd SE



REAL ESTATE

A must see! 27 acres with beautiful hilltop setting with Gambrel roof home and garage with second level finished living quarters having fully applianced kitchen, pantry, bedroom with walk-in closet, wood floors, full bath with stack washer & dryer, skylights, private balcony with stair glide. Full main level insulated heated garage with 2 overhead doors, restroom, storage closet, bedroom, FA heat plus window AC unit and electric baseboard in living quarters with 20 X 70 lean-to addition. Metal sided. Great room/lodge 40 X 40 addition in late '90s with open floor plan, exposed log beams, 20' ceilings, kitchenette, wet bar, in-floor heat, hot tub, 2 X 6 insulated walls and ceiling. Fireplace. Loads of natural lighting and skylights. Beautiful front foyer entrance with custom-made double doors with decorative pewter inserts. Large pine log custom-made sofa, chair and end tables and decorative 9' wood carved bear and 2 smaller carved bears to stay with the property. Additional 24 X 48 open shed, small greenhouse, drilled water well and private septic system. 75% wooded balance open with outstanding views, loads of wildlife & recreation. Your own private retreat!

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.

FURNITURE, HOUSEHOLD, COLLECTIBLES, CHRISTMAS DÉCOR

Oak ice box; oak china cabinet; sewing stand; bowl and pitcher with stand; vict. end table; rocker; knee-hole desk; bed; oak table and chairs; pine bed; dresser; small jewelry armoire; costume jewelry; several wall pockets; loads of Christmas décor; lights; wreaths; Christmas village; artificial trees; modern dry sink; modern signs; records 78 & 45; several insulators; stuffed animals; miniatures; thimbles; area rugs; pots; pans; dishes; collectibles; load of totes full and packed away.

MOBILITY SCOOTER, TOOLS

Maxima Mobility electric scooter; toolboxes; hand tools; C clamps; log chains; stepladder; shelving; misc. hardware; sockets; screwdrivers; wrenches; ext. ladder; deer stand

TERMS ON CHATELS

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.

