



LIVE AUCTION

FRIDAY, MARCH 14, 2025, 10:00 AM
REAL ESTATE SELLS AT 12:00 PM



REAL ESTATE



LIVE AUCTION WITH ONLINE BIDDING

AUCTION HIGHLIGHTS

- 43.73 Acres
- 1,900 SF 1.5 Story Home
- Large Pond
- Pole Barn & Garage/Workshop

Also Selling Description:

- 2015 Toyota Tundra
- Load Trail Dump Trailer
- Bobcat Track Hoe
- Kubota MX 5100 Tractor W/ Frontend Loader

43.73-ACRE PROPERTY W/ 1.5 STORY HOME

Also Selling: Farm
Implements, Equipment
And Tools



JEFF KOEHLER
AUCTIONEER
740.819.8441
jkoehler@kikocompany.com



GEORGE P. KIKO
AUCTIONEER/REALTOR®
330.418.1095
george@kikocompany.com



REALTORS
AUCTIONEERS
ADVISORS

8725 FULTON LANE,
DRESDEN, OH 43721

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



www.kikoauctions.com | 800.533.5456



Scan for auction
details, including
directions.

All sells to settle
the estate.



**PREVIEW: SATURDAY, MARCH 1, 2025,
AND SATURDAY, MARCH 8, 2025, 10:00 AM-12:00 PM**

REAL ESTATE

This exceptional 43.73-acre property offers a rare combination of residential, agricultural, and recreational opportunities. The 1.5-story, 1,900 sq. ft. home w/ full basement overlooks a picturesque large pond, creating a serene and private setting. The property includes a well-maintained pole barn suitable for equipment and livestock, as well as a detached garage/workshop. Conveniently located near town, the property provides easy access to medical facilities, shopping, and dining while offering the seclusion of country living at the end of a quiet, well maintained township road. The landscape features a blend of tillable acreage, wooded areas, and a large pond, making it an ideal setting for a variety of uses. This is a truly remarkable opportunity to own a beautiful and versatile property.

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.

CONTENTS

2015 Toyota Tundra (102,000 miles) 4 door, 4-wheel drive; 16 ft. Load Trail dump trailer; power washer; portable generator; Bobcat track hoe; Kubota MX 5100 tractor w/ frontend loader; Land Pride 7 ft. brush mower; Old John Deere 350 crawler dozer; Rounder L-100 skid steer; Kubota 1022-disc mower; 3 pt. hitch disc, 8 ft.; International 540 manure spreader; King Cutter 3 pt. tiller; grapple attachment for tractor; box scrapper; older Kubota side by side (rough); miscellaneous tools; Henry Repeating Arms 22 cal. lever action model #H001; household items.

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

Kaci Cullins, Executor of The Richard Cullins Estate, Muskingum County Probate case #20241413



Measurements are approximate and subject to actual survey.