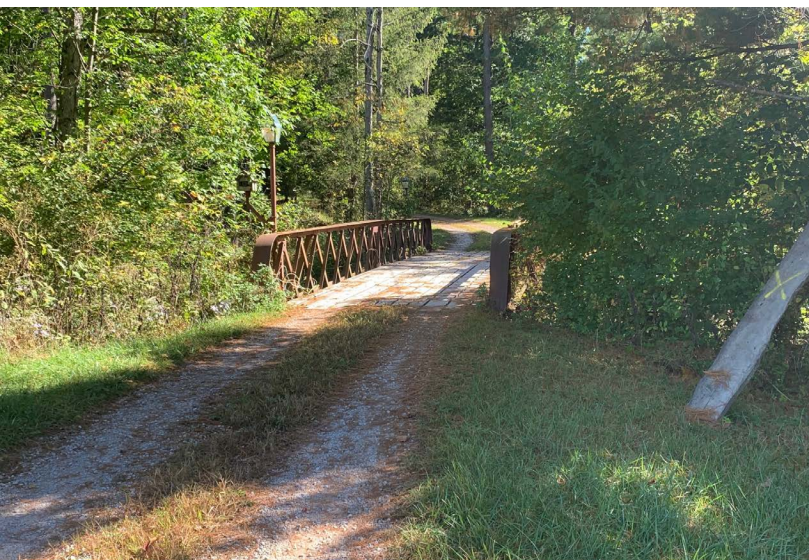


ABSOLUTE AUCTION

SATURDAY, NOVEMBER 1, 2025, 11:00 AM
REAL ESTATE SELLS AT 11:30 AM



LAND



SCENIC 140 ACRES WOODED

Auto, Tractor,
Antiques, Firearms

19345 RIDGE RD.,
NORTH ROYALTON, OH 44133

LIVE AUCTION WITH ONLINE BIDDING ON REAL ESTATE

OPEN HOUSE: MONDAY, OCTOBER 27, 2025, 4:00-6:00 PM (ATV TOURS - BRING YOUR HIKING STICK)

Real Estate: The family bought this property in the early '50s to be used as a hunting lodge, but after experiencing the tranquility, they realized it would make a better permanent residence. As soon as you turn off Ridge Rd. and start driving down the winding driveway, you will cross a bridge over the east branch of the Rocky River to the rustic ranch style home, you'll be amazed! This land has multiple elevations and frontage on the three roads totaling approximately 5,000 ft. Nature trails with stately hardwoods throughout for walking or 4-wheeling. You will think you're in a national park with abundant wildlife, not private property. The rustic main home or retreat has a large great room with wood-burning fireplace, 2 bedrooms, 1 full bath, and kitchen, it includes 5 garages, a recently renovated 1-bedroom house, plus a studio room and 1 bath add-on, all attached to the main home. Free gas for heating per lease. Great investment you can enjoy! Future development potential or wooded hideaway to call home! Cuyahoga County parcel #48611004, #48611001. Zoned Rural Residential.

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.

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



Scan for auction details, including directions.

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

Automobiles: 1979 Lincoln Continental Town Car, Shows 40,100 Miles, Leather Interior; 2002 Toyota 4Runner SR5, 4x4, 48,000 Miles, One Owner.

Equipment: International 2424 Tractor Showing 3,760 Hours Gas; International 2000 Loader, 3pt, 540 PTO; 6ft Flail Mower; Pull-Type Driveway Grader With 8ft Blade; Cub Cadet Z-Force Zero Turn S Riding Lawn Mower; Tractor Supply 3pt Post Hole Digger; Gravely Walk Behind or Sit Behind with Tiller and Mower Attachment; Agri-Fab Lawn Sweeper; (2) 100-Gal. Gravity Fuel Tanks.

Golf Cart: EZ-GO RXV Gas Golf Cart.

Firearms: O.F. Mossberg and Sons M-B 22LR Model 151; Springfield 22 Model 120A; Winchester 22LR Model 75; Lefever Arms Co. 12 Gauge; Smith and Wesson 38 Special; Harrington and Richardson Arms 38 Special; Red Rider BB Gun, Highly Sought After.

Vintage Beer Collectibles: Beer Tap Handles; Neon Signs; Tin Signs; NASCAR Light Up Signs; Banners.

Also Selling: Generac Pressure Washer; Worx Battery Powered Pressure Washer; Craftsman 30-Gallon Air Compressors; Craftsman 4-Gallon Backpack Sprayer; Hand Tools; Ryobi One + System;

Floor Jacks; Stihl Chainsaws; Terratek Bench Grinder; Torco 4in Vise; 6in Bench Grinder; Bolt Bin with Hardware; Chain Hoist; Vintage Advertising Crates; Holiday Décor; Prince Professional 2 Tennis Ball Launcher; Everest and Royal Arrow Typewriter; Early Board Games; Coleman Lanterns; Battery Chargers; Wicker Baskets; Early Luggage Sets; Vintage Camera; Cast Iron Skillets; Solid Wood Furniture; KitchenAid Classic; Vintage Sports Equipment; Assorted Books; Eduard Reicherd Dresden Tone Violin Style 2 Harmony Number 63; Original Mark Klaus Prototypes, Local Artist; Kenmore Propane Grill; 1 Double Adjustable Beds; 3 Sets of Washer and Dryer; Loads of misc. items not mentioned.

Exciting auction day from start to finish! Tent, food stand and restrooms sale day. Plenty of parking!

Terms On Chattels: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard accepted. 14% 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. Firearms buyers must be an Ohio resident, 21 years of age to purchase a handgun and 18 years of age to purchase a long gun. Buyer will be required to fill out firearm buyer information paperwork at pickup. No shipping of firearms.



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