

ESTATE AUCTION

TUESDAY, NOVEMBER 18, 2025, 12:00 PM
Live Auction W/ Online Bidding On Real Estate



REAL ESTATE



INVESTMENT
OPPORTUNITY
HOME ON 22+ ACRES
28'X48' POLE BARN
Ready for Updating

Augusta Twp., Carrollton EVSD

7011 KENSINGTON RD. NE (SR 9),
CARROLLTON, OH 44615

Fixer upper split-level home built in 1972. Home sits on 22+ acres of mostly open tillable land that offers plenty of space and possibilities. The 1,530 square foot home includes a kitchen, living room & dining room on the main level. Upstairs has 3 bedrooms w/ hardwood floors & full bath. Lower level has family room w/ wood burner, laundry, F/A propane furnace, Central A/C & breaker electric. Attached 2-car garage. 28'x48' pole barn for additional storage or workshop needs. Well & septic. Parcel #01-0000700.000 & #01-0000703.000. Half year taxes are \$748.87. This property needs some TLC but perfect for someone looking to put their own touch on a home with room to grow and enjoy country living!

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



Scan for auction
details, including
directions.

All sells to settle
the estate on
location.

ONLINE ONLY AUCTION

STARTS: WEDNESDAY, NOV 12, 2025, 12:00 PM
ENDS: WEDNESDAY, NOV 19, 2025, 12:00 PM



**Preview: Tuesday, November 18, 2025,
10:00-11:00 AM**

**Pickup: Monday, November 24, 2025,
10:30 AM-2:00 PM**

1983 Mazda RX7 w/ 143,558 miles; 1999 Yamaha XVS motorcycle; Ford 8N tractor; Independent 3 pt. blade; vintage wood burning stoves; Campbell Hausfeld air compressor; Murray riding mowers; Bolens riding mower; Montgomery Ward riding tractor; Ariens snowblower; John Deere 110 riding mower; candy/snack machine; live edge coffee tables; Romstar Time Soldiers arcade game; dining table & chairs; corner cabinet; Emperor grandfather clock; Browning Interceptor compound bow; vintage electronics; scrap metal; household items

Online Terms: Visa, MasterCard & Wire Transfer accepted. Wire Transfer required on titled vehicles and purchases totaling \$2,500 or greater. 15% buyer's premium on all sales. No shipping, pickup only. All items must be removed during pick up time, no exceptions or items will be forfeited. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

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.

Auction By Order Of: Deborah Kae Williams,
Executor of the Daniel L. Croston Estate. Carroll
County Probate case #20251105.



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AUCTIONEERS
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