

ABSOLUTE AUCTION

WEDNESDAY, OCTOBER 29, 2025, 5:00 PM
ONSITE AND ONLINE BIDDING ON REAL ESTATE



REAL ESTATE



Brick bi-level home built in 1962 w/ 2,106 sq. ft. Upper-level features spacious kitchen & dining room, living room, primary bedroom w/ full bath, two additional nice sized bedrooms and full bath. Lower-level features large family room w/ fireplace, laundry/utility room w/ half bath, F/A electric furnace, central A/C & breaker electric. Attached two-car garage. Home sits on nice 1.3 acres w/ private backyard perfect for entertaining or relaxing. 28'x32' detached garage great for additional parking, storage or workshop. Public water & sewer. Parcel #6500149, #6500150, #6500367. Half year taxes \$2,038.13. Conveniently located between Canton & New Philadelphia minutes to Magnolia or Waynesburg and close to schools. Home needs some updating and is ready for your personal touch. Great opportunity to own a quality home with room to grow on a beautiful 1.3 acres.

BRICK HOME
ON 1.3 ACRES
Ready For Updating,
28'x32' Garage
Village Of Magnolia,
Sandy Valley LSD

715 MINERVA RD.,
MAGNOLIA, OH 44643

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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accurate but not guaranteed.
KIKO Auctioneers



Scan for auction
details, including
directions.

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

ABSOLUTE ONLINE ONLY

AUCTION

STARTS: THURSDAY, OCTOBER 23, 2025, 12:00 PM
ENDS: THURSDAY, OCTOBER 30, 2025, 12:00 PM



Cub Cadet XT1 Enduro Series 54" Deck
W/ Bagging System; Craftsman Power
Washer; Clarke Metalworker Drill Press; 10"
Craftsman Table Saw; Yard Machines Snow
Blower; MTD Snow Blower; Lawn Mower/
ATV Jack; Chainsaws; Reddy Heater; Floor
Jack; Hand Tools; Hardware; Ladders;
Yard Tools; Dayton Grinder; Drain Snakes;
Electrical Lineman Tools; Rigging Gear;
Cochrane Furniture 3 Pc. Living Room Suite;
Marble Top End Stands & Coffee Table;
Oak Entertainment Stand; Dining Table W/
6 Chairs, Bar Stools; 3 Pc. Basset Bedroom
Suite; Full Size Bed; Desks; Tell City Vintage
Maple Chair; Oak Corner Stand; Game
Table W/ Bumper Pool & Poker; Dressmaker
Sewing Machine; Kenmore Chest Freezer;
Schwinn & Huffy Bikes; Mini Fridges;
Vintage Skis.

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

Auction By Order Of: Jack & Charlene
Knoch

Preview: Wednesday,
October 29, 2025,
3:00-4:00 PM
Pickup: Monday,
November 3, 2025,
1:00-3:00 PM



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REALTORS
AUCTIONEERS
ADVISORS

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