

ALSO SELLING ONSITE: GOLF CART, LAWN MOWER, TOOLS, FURNITURE, HOUSEHOLD



Golf Cart/Lawn Mower/Tools. EZ-GO electric golf cart with lift kit and dump bed; Simplicity riding lawn mower w/ bagger; Power Back portable gas generator; hand tools; yard tools.

Furniture/Household/Misc. Dining room table w/ 6 chairs; kitchen island; 3-piece king bedroom suite; sectional; leather recliner; rocking chair; dresser; hope chest; upholstered chair w/ ottoman; end table; foot stool; patio table w/ 6 chairs, 2 lounge chairs, 2 chairs; ottoman; filing cabinets; Singer sewing machine; chest freezer; Body Craft exercise machine; NordicTrack elliptical; bench; outdoor porch swing; speakers; glassware; pocketknives; toy tractors; Collector's Edition John Deere toy tractors; beer carboys; beer taps; deer heads; Weber grill; bobble head dolls; miscellaneous items not mentioned.

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.

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.



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REALTORS
AUCTIONEERS
ADVISORS

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ABSOLUTE AUCTION

SATURDAY, NOVEMBER 8, 2025, 10:30 AM
REAL ESTATE SELLS AT 11:00 PM



REAL ESTATE

LIVE AUCTION WITH ONLINE BIDDING AVAILABLE ON REAL ESTATE



QUALITY HOME WITH SHOP ON 2 ACRES Peaceful Setting with Mature Trees 24'x36' Detached Shop

Dalton, OH, Wayne County, Dalton LSD

2921 N. WEST LEBANON RD.,
DALTON, OH 44618

*Open House: Monday, November 3,
2025, 4:30-6:00 PM*

Real Estate. This quality home sits tucked away on two acres in Dalton LSD. The home features a modern eat-in kitchen with granite countertops and plenty of cabinet space. Convenient half bathroom just off the kitchen. A formal dining room and family room complete the main floor. The lower level provides an additional family room with woodburning fireplace, full bathroom, bedroom, and laundry room with walk-out access. Upstairs you'll find 3 bedrooms and a full bathroom. Beautiful built-ins and



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tasteful updates throughout including wood floors, beams and paneling. The sunroom and stamped concrete patio overlook the spacious, tree-lined backyard where you can enjoy the peaceful setting all year long. Full basement. New propane furnace and heat pump in 2023. Well pump and tank replaced in 2025. Attached 2-car garage. Finished 24'x36' shop with electric heat plus a shed. Perfect for the hobbyist or entertaining. Ask auctioneer on how to use your current home to buy this one! Wayne Co. parcel #01-00247.003. Half year taxes are \$2,130.