

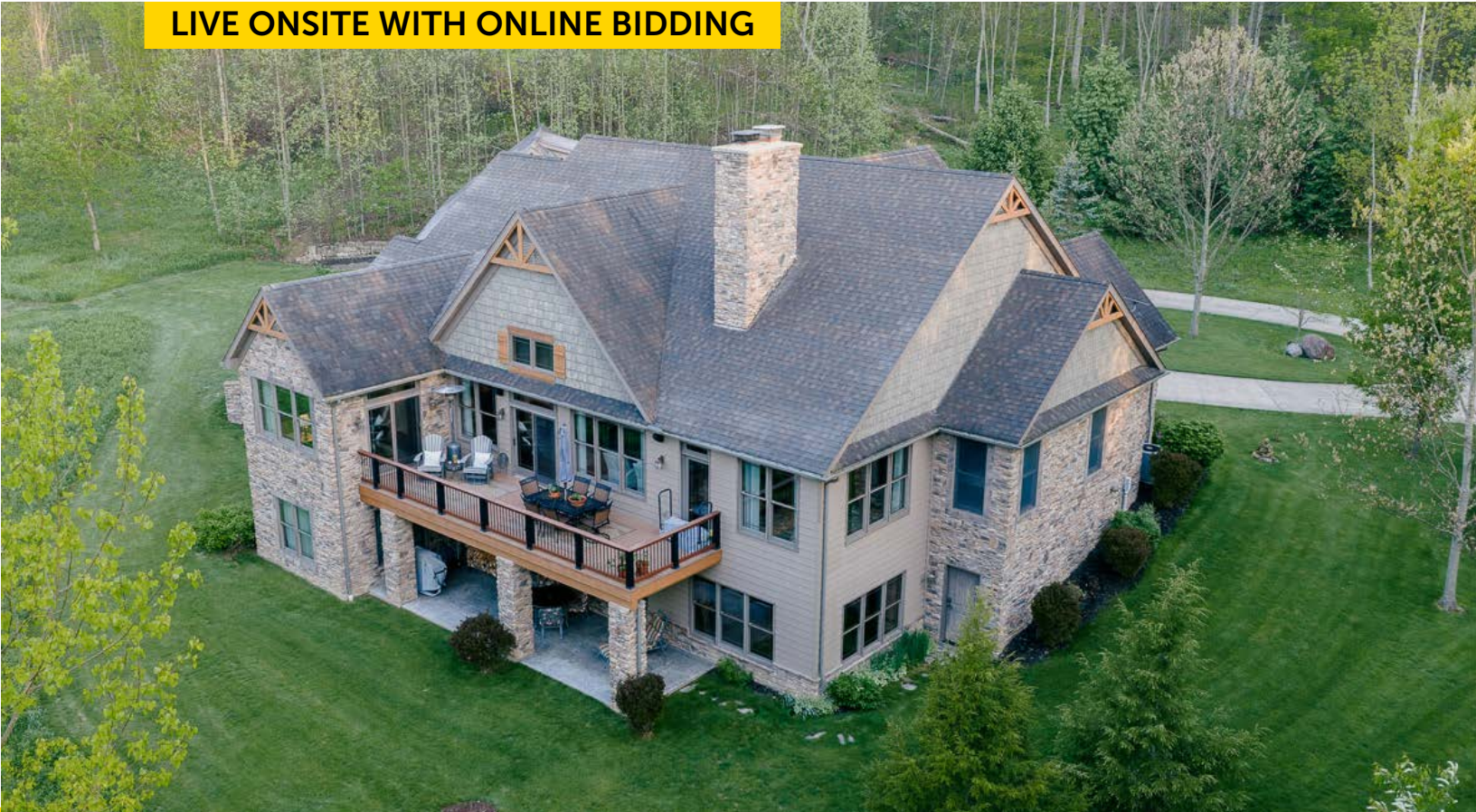
# ABSOLUTE AUCTION

TUESDAY, JUNE 16, 2026, 6:00 PM



REAL ESTATE

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## 31-ACRE WOODDED COUNTRY ESTATE

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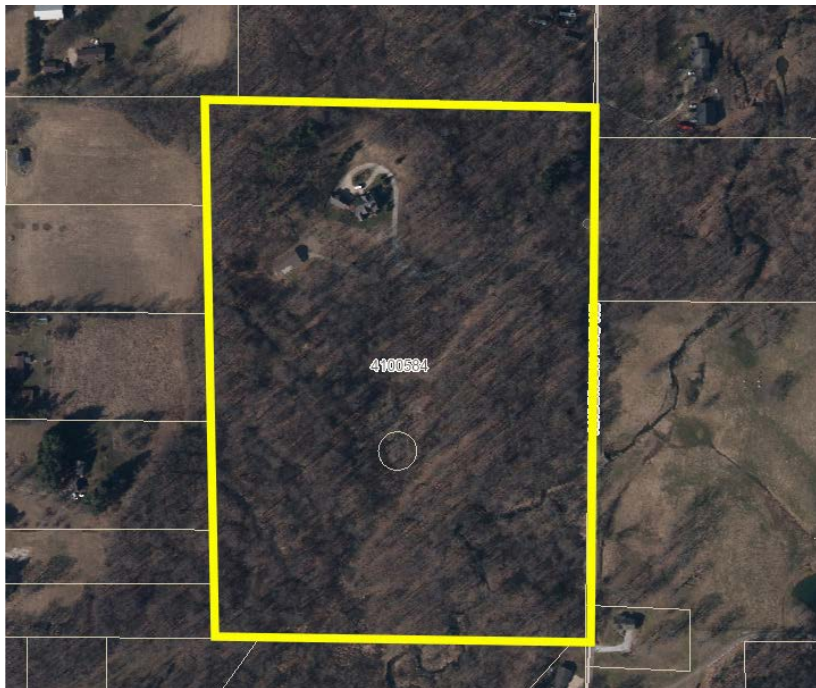
Absolute Auction.  
All sells to the highest bidders.

Nestled on 31 acres of wooded beauty, this home brings mountain inspired design to Ohio living. Surrounded by nature, it offers a quiet, retreat-like atmosphere with scenic views and a sense of privacy that's hard to find. Custom built in 2011 having cathedral entry and comfortable great room showcasing a floor-to-ceiling, two-sided stone fireplace and dual living spaces. Cherry kitchen having statement center island with seating for four. Walk-in pantry. Dining area is the heart of this home, seamless access to deck. Light-filled sunroom/breakfast area overlooking private views. Primary suite offering dual walk-in closets and a private en suite bath complete with double vanity and a walk-in shower. Linen storage, bonus closet. Front facing study w/ French door entry. Wide, well-appointed service hallway offering convenient access from garage, side & rear entries, leading to a half bath & dedicated laundry room. Walkout lower level with dual interior stair access, including a main and secondary service staircase. This level designed for entertaining, featuring full-length wet bar with extensive counter space for seating. Stone fireplace. Access to the outdoors. Two bedrooms & two full baths. Home has expansive 3-car heated garage, plus living quarters above (FROG). This property has free gas from well on the property and radiant floor heat in the basement floor. Concrete poured wall foundation system. Home is both comfortable and impressively well kept. Well-built 2015, 56' x 28' all steel pole barn with concrete floors, finished interior, 2 overhead doors, radiant gas heat, front & side overhang, and a private drive. Mature landscaping with multiple season perennials. Starlink internet. Save this date, join us Tuesday, June 16th! Questions on buying, Call Anna or George.

Also selling Kubota tractor w/ loader & backhoe, Kawasaki Mule, Polaris Sportsman, mowers, tools, furniture, and collectibles online only.

**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:** The David Andrew Beard and Jennifer Lynn Beard Joint Revocable Trust



**ANNA C. VANDYKE**  
**AUCTIONEER/REALTOR®**  
 330.309.8044  
 anna@kikocompany.com



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



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