ABSOLUTE AUCTION

FRIDAY, NOVEMBER 27, 2026, 10:30 AM
LIVE ONSITE AUCTION WITH ONLINE BIDDING









One-owner custom-built two-story home that is situated on 140 +/- acres. Built in 1997 w/ 4,069 sq. ft. First floor offers a beautiful custom kitchen with appliances, granite countertops, dining area with a breakfast nook, dining room, great room with cathedral ceilings and gas stone fireplace, open foyer, primary bedroom with full bath inc. a jacuzzi tub & walk in closet, home office, half bath and first floor laundry w/full bath. The second level offers a sitting area/TV room & two nice sized bedrooms w/ ensuite full bathroom in each. The full walkout basement adds an additional 1,231 sq. ft. inc. full kitchen with appliances, entertainment area, family room, full bath, utility room with a second laundry area, additional storage, access to a concrete tornado shelter w/ extra storage. Home has many additional features including geothermal heating & cooling, backup propane generator, inground swimming pool, 3-car attached garage, sunroom overlooking a beautiful valley, concrete driveway & large pole building with breaker electric. Taxes per year on entire property are $4,990. Parcel #17-0000798.000. Don't miss this opportunity to own your own peaceful retreat.

Real estate offered as follows:
Parcel #1: 22.5 acres with custom home, pole building, open & wooded land w/ stunning views
Parcel #2: 16.2 acres of wooded recreation land
Parcel #3: 27.2 acres of open & wooded recreation land
Parcel #4: 26.9 acres of wooded land
Parcel #5: 11.9 acres of open & wooded land
Parcel #6: 9.8 acres of open & wooded land
Parcel #7: 7.3 acres open & wooded land
Parcel #8: 7.4 acres of open land
Parcel #9: 7.4 acres of open land
Parcel #10: 7.4 acres of open land
Parcels will be offered separately, then together through our multi par system, and will sell whichever way they bring the most.
Auctioneer Note: Please don't walk the property without an appointment. Property is under security.

ATTENTION HOMEOWNERS, LAND SEEKERS & OUTDOOR ENTHUSIASTS

140 +/- Acres with a Beautiful One-Owner Custom Home, Pole Building, Swimming Pool & Majestic Valley Views
Mature Harvestable Timber, Carroll Co., Lee Township, Carrollton Schools, Gas And Oil Rights Reserved
Property Will Be Offered In 10 Parcels Ranging From 7+ Acres To 27+ Acres

3225 GERMANO RD. SE, CARROLLTON, OH 44615



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Scan for auction details, including directions.

Absolute Auction. All sells to the highest bidders.

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

ABSOLUTE ONLINE ONLY
AUCTION

STARTS: MON, NOV 23, 2026, 12:00 PM
ENDS: MON, NOV 30, 2026, 12:00 PM









PREVIEW: FRIDAY, NOVEMBER 27, 2026, 8:30-9:30 AM
PICKUP: WEDNESDAY, DECEMBER 2, 2026, 10:00 AM-2:00 PM

Ranger/ATV/Tractor/Mowers. 2009 Polaris Ranger 700; 2008 Sportsman 500 ATV; New Holland T1510 Compact Diesel Tractor w/ Front Loader; Kubota 54" Commander Pro Z421 Zero Turn Mower; Woods BrushBull 60" Rotary Cutter; Rolling Safety Ladder; Echo Backpack Blower; Spiker Broadcast Spreader; Briggs & Stratton Power Washer; Toro Push Mower; Gravity Fuel Tank; Eagle Safety Storage Cabinet; 10' Stepladder; Wire Shelving Units.

Furniture/Mounts/Household/Décor. Olhausen Oak Pool Table; Log Style Table & Chairs; Rustic Log Stools; Pub Table & Chairs; (2) Weaver Craft Oak Lighted Display Cabinets; Dino Vader Token Slot Machine; Leather Chairs & Ottomans; Upholstered Chairs & Ottomans; Upholstered Sofa; End Stands; Composite Lounge Chairs; Wicker Patio Furniture; Rooster Decor; Framed Wall Art; Painted Furniture; King Size Bed Frame; Eddie Bauer End Stands; Leather Recliner; Baby Lock Model B17 Sewing Machine; Drop Leaf Kitchen Stand; Quilts; Storage Bench; Deer, Whitetail, Longhorn, Pheasant, Bear & Turkey Mounts; Tanned Whitetail, Fox & Coyote Hides; Live Edge Bench; Country & Rustic Decor.




Online Terms: Visa, MasterCard & Wire Transfer accepted. Wire Transfer required on purchases totaling $2,500 or greater and titled vehicles. 15% buyer's premium on all sales. No Shipping, pickup only. All items must be removed during pickup 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. Property to be offered as a Multi Par auction and sold whichever way it brings the most.

Auction By Order Of: Carolyn Morris Trustee of The Carolyn Morris Revocable Trust.



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OAA