

# ABSOLUTE AUCTION

SATURDAY, OCTOBER 25, 2025, 11:00 AM  
REAL ESTATE SELLS AT 11:30



REAL ESTATE



**LIVE AUCTION WITH ONLINE BIDDING AVAILABLE ON REAL ESTATE.**  
**Also Selling Onsite: Tractor, Mower, Auto, Tools & Household**



**40+ ACRES LAND, OFFERED  
IN 2 PARCELS**  
**Log Home & Outbuildings  
On 11 Acres**  
**Wooded Land  
And Hay Fields**  
**Private Setting, Prime  
Hunting & Recreation**  
**Perry Twp., Tuscarawas County,  
Indian Valley School District**

**5991 SE SANDY RIDGE RD.,  
TIPPECANOE, OH 44699**

**Entirety.** 40.251 acres. Full-time living or hunting/recreational retreat opportunity. The 600'+ private driveway levels the ridgeline to a beautiful hilltop setting. Here you will find a stunning 3-bedroom, 2-full bath log home built in 1989. The main level includes 1 bedroom, 1 full bath, large sunroom, living room with stone fireplace, and an eat-in kitchen area. The upper level features a master bedroom with oversized walk-in closet, a third bedroom, and additional full bath. The full basement has a solid poured concrete foundation. Enjoy mother nature from the stately wraparound covered porch. Updated metal roof. 200-amp breaker electric. New propane FA furnace in 2021. Drilled well and septic. Detached 30'x 40' pole barn with electric. Tuscarawas County parcel #78-00391-000 & #78-00389-000. Gas & oil rights reserved.

**Parcel #1.** 11 +/- acres. Features the log home, pole barn, storage shed and privacy. Mostly open hay fields with some timbered land behind the home. Includes over 1,000' of road frontage. The home is structurally solid and ready for minor cosmetic updates.

**Parcel #2.** 29 +/- acres of vacant land. Mainly wooded with a 5+ acre hay field. Good acorn producing oak trees attract the wildlife to this parcel. There is a small stream that runs the length of the property. The topography varies from flat to steeper hillside and provides good diversity. Over 300' of road frontage. Prime hunting/recreation land.

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Information is believed to be  
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directions.

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



**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. Gas & oil rights reserved.

**Automobile.** 1986 Ford Mustang, "barn find" condition, manual 5 spd., 5.0 V8 HO, shows 67,501 miles, vin #1FABP28M4GF234324.

**Tractor/Mower.** Ford 1920 diesel tractor, runs good, 2WD, power steering, 2,181 hrs; John Deere 997 Z-Trak diesel mower, 60" deck, 1,246 hrs.; Ford 930A finish mower; 5' rotary mower; single bottom plow; 3 pt. carry-all; etc.

**Tools/Household.** Troy-Bilt wide cut mower; pull behind boom sprayer; Huskee lawn sweep; 3.5-ton floor jack; Little Giant ladder; wheelbarrows; Reddy heater; pressure washer; Stanley shop vacuum; Stihl MS180C chainsaw; antique fruit press; solid wood porch furniture; steel wagon wheels; KitchenAid mixers; household furniture; kitchen items; general household items; assorted tools; misc.

**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.



**COLTON KIKO**  
**AUCTIONEER/REALTOR®**  
 330.614.2478  
 coltonkiko@kikocompany.com



**JOSEPH GLIATTA**  
**AUCTIONEER/REALTOR®**  
 330.771.4012  
 jgliatta@kikocompany.com



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