

# ESTATE AUCTION

FRIDAY, OCTOBER 3, 2025, 5:00 PM  
REAL ESTATE SELLS AT 5:30 PM



REAL ESTATE



## RANCH HOME ON 3+ ACRES GARAGE & OUTBUILDINGS

Sandy Valley LSD, Rose Twp.,  
Carroll Co., OH

9366 BRIAR RD. NW,  
MAGNOLIA, OH 44643

**Real Estate.** Features a 2,200 SF ranch home built in 1984. Situated on 3.19 acres in Rose Twp. Peaceful rural setting. The main level consists of 3 bedrooms, 1 full bath, eat-in kitchen, and living room. The full walkout basement is partially finished with an entertainment area and additional full bath. Attached 2-car garage with direct access to the kitchen and stairs to the basement. Propane FA furnace. Central Air. Generac backup generator. 200-amp breaker electric. Private well and septic system.

There are 3 outbuildings located on the property. Including a nice 24'x32' detached workshop built in 1994 with a concrete floor, water, propane furnace, 7'x16' garage door, and a 16'x16' addition built in 1999. 18'x20' enclosed steel carport built in 2005. 12'x12' garden shed. Sandy Valley Local Schools. Current property taxes are \$1,178 per half year. Carroll County PPN: 31-0001677.000.

[www.kikoauctions.com](http://www.kikoauctions.com) | 800.533.5456

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



Scan for auction  
details, including  
directions.

All sells to settle  
the estate on  
location.



Also Selling Onsite: Steiner 430 Max, Tools & Household



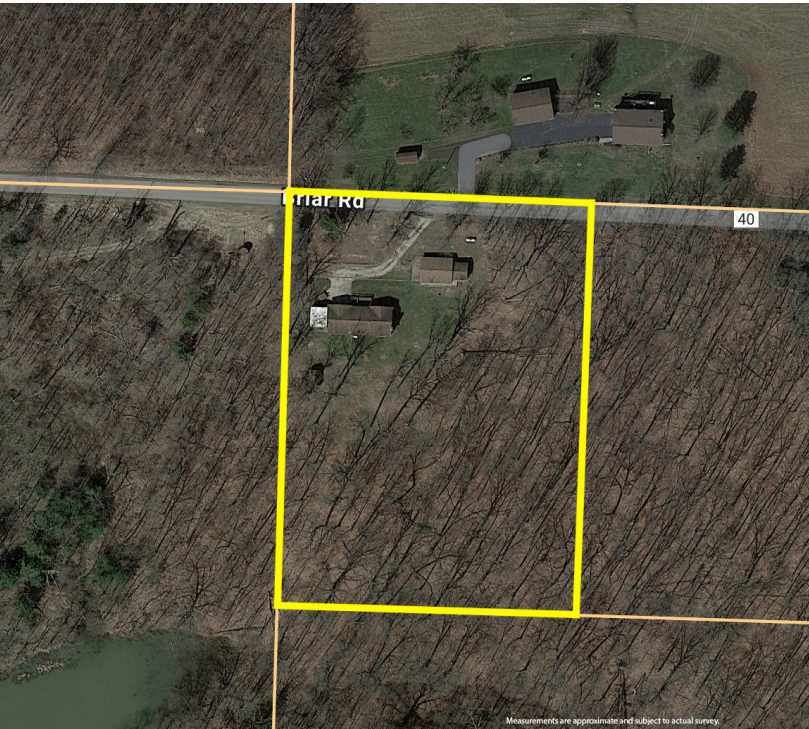
**Tools & Household.** Steiner 430 Max mower, 4x4, 1,644 hrs., mowing deck, loader bucket & blade attachments; Blackmax self-propelled mower; Chicago 13 hp gas generator; Dayton horizontal air compressor; Generac pressure washer; 26 gal. air compressor; Delta band saw; Radial arm saw; Stack toolbox; Wrenches, sockets, hand tools; Lawn tools; Bedroom furniture; Dining tables; Reclining sofas; Holiday decor; Wooden plane propeller; Vintage Sony sound equipment, turn table; Kitchen items; General household; etc.

**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.

**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:** Robert A. Clark, Administrator of the Paulette A. Stidd Estate. Carroll County Probate case #20241125.



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



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

