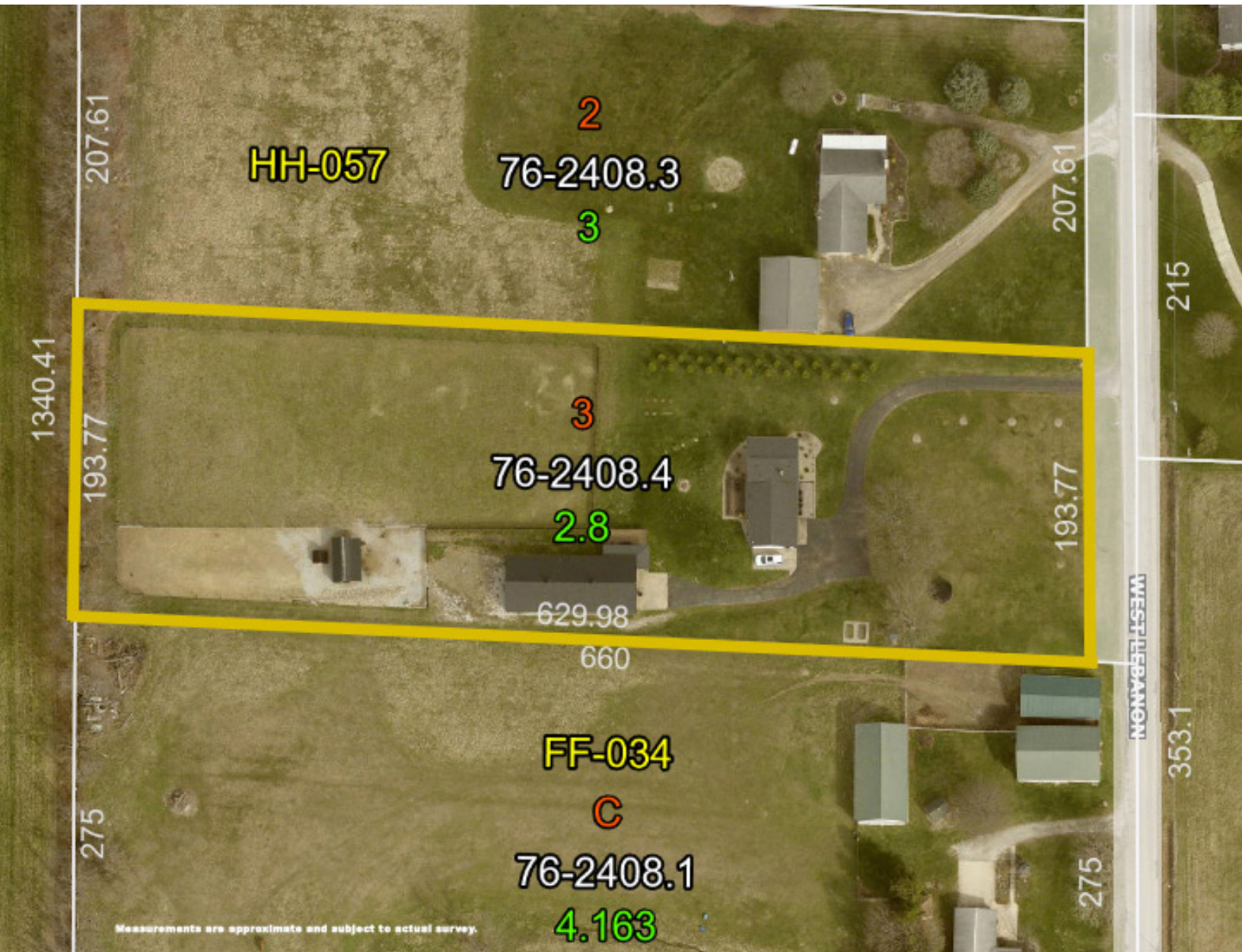




Note: Conventional bank financing with 5% down available to qualified bidders. Ask auctioneer how to use your current home to buy this one. Property is agent owned.

Terms On Real Estate: 5% 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 Snider Family



PETER R. KIKO SR.
AUCTIONEER/REALTOR®
330.705.5996
peter@kikocompany.com



KRISTEN KIKO
AUCTIONEER/REALTOR®
330.234.7110
kristen@kikocompany.com



REALTORS
AUCTIONEERS
ADVISORS

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



ABSOLUTE AUCTION

TUESDAY, AUGUST 11, 2026, 6:00 PM

Live Onsite Auction With Online Bidding Available



REAL ESTATE

OPEN HOUSE: THURSDAY, AUGUST 6, 2026, 4:00-6:00 PM



3-ACRE MINI FARM

Updated Home, 32'x80'

Heated Shop Building

2-Stall Barn,

Fenced Pasture

Wayne Co., Sugarcreek Twp.,

Dalton LSD

695 SW LEBANON RD.,

DALTON, OH 44618

Real Estate: This charming country property sits on 2.8 acres in the heart of Dalton School District and is truly move-in ready from top to bottom. The updated home features an open concept great room with a custom kitchen by Clazak, living room with fireplace, vaulted ceilings and tons of natural light. Just off the great room is a deck overlooking the backyard with amazing western sky sunsets. Three bedrooms and three updated full bathrooms including a master suite with tile walk in shower. Cozy, lower-level family room plus full basement with laundry. Highlights include solid wood interior doors and trim, instant hot water heater, natural gas heat and central A/C. The two-car attached garage is insulated, heated and has floor coating by Fantastic Floors. The 32'x80' drive-thru shop building is spray foam insulated and heated, with (4) 10'x10' overhead



Scan for auction
details, including
directions.

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

www.kikoauctions.com | 800.533.5456





doors adaptable to a multitude of uses. The building also has a large deck overlooking the property, perfect for entertaining! New shingles and siding on the home in 2021 plus a new metal roof and siding on the shop in 2021. Other improvements include a two-stall horse or 4-H barn with tack room, walk-in chicken coop, fenced pasture, berry patch, garden boxes and mature shade trees. This property truly is one of a kind, with all you need in one place out in the country! Wayne Co. parcel #76-02408.004. Half year taxes are \$2,145.