

AUCTION

MONDAY, AUGUST 17, 2026, 5:30 PM
REAL ESTATE SELLS FIRST



Features a vinyl sided ranch home built in 2002 on 4.11 acres. 1,564 SF on main level having open floor plan with oak applianced kitchen, dining area with fireplace, and living room. Owners' suite with full bath, 2 additional bedrooms and additional full bath, plus main floor laundry. Full basement with electric forced air furnace and central A/C. Attached 2-car garage, plus 30'x36' insulated garage to rear of property. Patch of woods to rear. Southeast LSD. Open for viewing auction day beginning at 3:00 PM.

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.

Selling Immediately Following Real Estate: 2004 Saturn Ion car; Wheelhorse Classic GT lawn tractor; Honda push mower; Honda generator; Gas snowblower; Wheelbarrow; Ladders; Car ramps; Fuel cans; Hand and power tools; Denali bike; Toolboxes; Echo weed whip; Stereos; Twin bed; Dresser; (2) sofas; Oak dining table with 8 chairs; Desk; Books; Records; Early car doors; Ammo box; Hardware & household goods.

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.

Auction By Order Of: Robert Angle, Administrator of The James Angle Estate. Portage Co. probate #2026ES00072.



Scan for auction
details, including
directions.

All sells to settle
the estate.

RANCH HOME WITH GARAGE & BARN ON 4.11 ACRES

Built In 2002
Edinburg Twp.,
Portage County, OH

7071 CLARK RD.,
ATWATER, OH 44201

www.kikoauctions.com | 800.533.5456

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KIKO Auctioneers





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REALTORS
AUCTIONEERS
ADVISORS

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