

ABSOLUTE AUCTION

SATURDAY, JUNE 20, 2026, 10:30 AM
LIVE AUCTION WITH ONLINE BIDDING AVAILABLE



REAL ESTATE



10+ ACRES, 2 HOMES

Woods, Spring, Pond
Private Scenic Setting
Carroll County, Lee Twp.
Carrollton EVSD

3211 & 3219 BAY RD.,
CARROLLTON, OH 44615

Carroll County parcels #17-0000527.000 & #17-0000527.003. Approx. 10.16 total acres. Adjoining country tracts with a private, scenic setting featuring woods, spring-fed water, and creek.

Offered In Parcels And Entirety,
Sells Whichever Way Brings The
Most

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



Scan for auction details, including directions.

Absolute Auction.
All sells to the highest bidders.

Parcel #1 - 3211 Bay Rd. SE, 5.05 Acres.

Five-bedroom, two-bath modular home on permanent block foundation. Approx. 2,002 sq. ft. Ranch layout with central air, garden tub, and looped driveway. Recent updates include new roof (2026), newer hot water tank, and water pump replaced approx. 2022.

Also includes a century-old farmhouse (currently used for storage) and a small spring-fed pond.

Private well and septic.

Total taxes in 2025 were \$3,071.64.



Parcel #2 – 3219 Bay Rd., 5.11 Acres.

Three-bedroom, two-bath modular home on permanent foundation. Approx. 1,107 sq. ft. Ranch home with garden-style tub and wooded acreage. Metal roof installed approx. 10 years ago. Property features remaining farmhouse structure and a natural stone spring feeding a creek. Private well and septic.

Currently rented. Long-term tenant of 11 years.

Total taxes in 2025 were \$2,408.52.

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: Christopher Carman



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