

ABSOLUTE AUCTION

SATURDAY, OCTOBER 17, 2026, 10:00 AM
REAL ESTATE SELLS AT 11:00 AM



REAL ESTATE



101-ACRE FARM WITH GOOD HOME

Hinks Family Auction

54 PARMA RD. NE,
CARROLLTON, OH 44615

LIVE ONSITE WITH ONLINE BIDDING AVAILABLE ON REAL ESTATE

AUCTION HIGHLIGHTS

- Bank Barn
- Shop Building
- Offered In Parcels & Entirety
- Open & Wooded Land With Loads Of Wildlife & Nature
- Carroll Co., Fox Twp., Carrollton EVSD

Also Selling Description:

- Primitive Antiques, Collectibles
- Lumber
- Lawn Equipment, Tools



Scan for auction
details, including
directions.

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

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



MLS



REAL ESTATE

Beautiful 101+ acre farm with good two-story home. Home offers covered front porch with front family room, applianced kitchen, main-level bedroom, main-level full bath. Two bedrooms and second full bath upstairs. Full walkout basement with shop area, breaker electric. Good 36 X 50 block foundation shop building with overhead door, concrete floor, electric. Nice approx. 36 X 56 bank barn remodeled in mid '90s! Beautiful setting! Open and wooded land with loads of nature and wildlife. Property will be offered in parcels and as entirety, selling whichever way brings the most. Property divided as follows:

PARCEL #1:

Approx. 22.2 acres, open and wooded land with all buildings mentioned above. Ideal homestead setting with double frontage on Parma Rd.

PARCEL #2:

Approx. 27.9 acres, predominately wooded land with double frontage on unmaintained Parma Rd. Loads of wildlife!

PARCEL #3 & #4:

Approx. 7.1 acres each. Open land with nice homesite.

PARCEL #5 & #6:

Approx. 7.7 acres each. Open and wooded land with nice homesites.

PARCEL #7:

Approx. 21.5 acres open and wooded land with beautiful hideaway setting. 20' frontage on Parma Rd. with ingress/egress agreement across Parcel #6.

NOTE:

Walk land at your convenience. Brochures onsite with aerial map. Beautiful land with loads of opportunity! Immediate hunting rights with good down payment. Family owned for 60+ years. Questions about financing or how to buy at auction, contact the auctioneer. Open House Friday, Oct. 16, 3:00-5:00 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. Property to be offered as a Multi Par auction and sold whichever way it brings the most.

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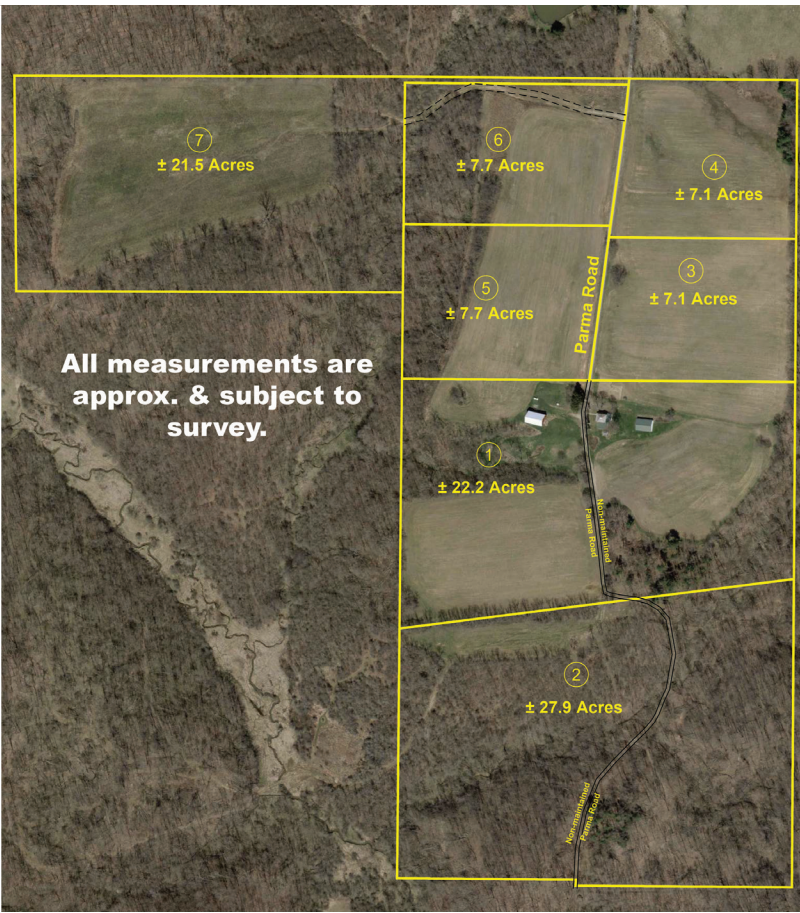
Massey Ferguson 1450 lawn tractor with 3 pt. cultivator, tiller and finish mower; John Deere 180 lawn tractor; JD #7 lawn cart; McCormick #7 pull-type sickle bar mower; early antique Ingersoll Rand pull-type compressor with 4 cyl. gas engine; early Star Drilling Machine Co. 4' flywheel rim for steam engine; early Western Electric generator 7KW; horse-drawn plow; New Superior grain cleaner; antique wooden animal treadmill; maple syrup taps and buckets; large Millstone from the Gettysburg area; Shopsmith multi tool machine; corn sheller; cream separator; milk cans; early wooden crates; primitive 4 leg bench; copper kettle; cast-iron wood stove; antique heavy safe with combo; early 2 pc painted corner cupboard; 12+ pieces of local Carroll Co. Juanitaware pottery; buggy seat; Simplex jacks; assorted hand and yard tools; chainsaws; misc. power tools; alum. and fiberglass ladders; runner sleds; croquet set; picnic tables; end stands; floor lamps; knee-hole desk; Cushman maple bedroom furniture; linens; bedding; pots; pans; baking dishes; few stoneware pcs

TERMS ON CHATTELS

Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card 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

Hinks Family LLC & Hinks Farm LLC



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REALTORS
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