

# ABSOLUTE AUCTION

FRIDAY, MAY 29, 2026, 12:30 PM

OPEN HOUSE: TUE. MAY 26, 2026, 5:00-7:00 PM



REAL ESTATE



## MODERN RANCH HOME & OUTBUILDINGS

Wayne Co., Orrville, OH  
Dalton Local Schools

101-103 N KOHLER RD.,  
ORRVILLE, OH 44667



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MLS



**Real Estate:** This charming ranch home offers an ideal floor plan with many updates throughout. The main floor features a modern, open layout including a gourmet kitchen with a walk-in pantry, dining area, and spacious living room. Just off the kitchen is a half bath and convenient main floor laundry room. The primary suite includes a walk-in closet, private bath, and an inviting screened-in porch. Two additional bedrooms share a full bathroom. The separate rear entrance to the home leads to a dedicated home office, formerly an insurance agency, perfect for a home-based business or remote work. The lower level includes a separate studio apartment complete with kitchenette, full bath, laundry, and its own private entrance. The home has natural gas heat and central A/C. Outbuildings include a 24x40 pole building with loft storage and a separate well. Adaptable to a multitude of uses including car storage, woodworking, hobbyist or potential conversion to additional living space or Airbnb. A turn-of-the-century barn and shed are also on the property. All this situated on 1.6 acres in the Dalton School District, this property is a rare find with endless possibilities. Wayne County parcel #47-01312.001. Half-year taxes are \$1,813. Bank financing available to qualified bidders. Call auctioneer for details on how to use your current home to buy this one!

**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:** Karen Gilkison



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**REALTORS**  
**AUCTIONEERS**  
**ADVISORS**

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