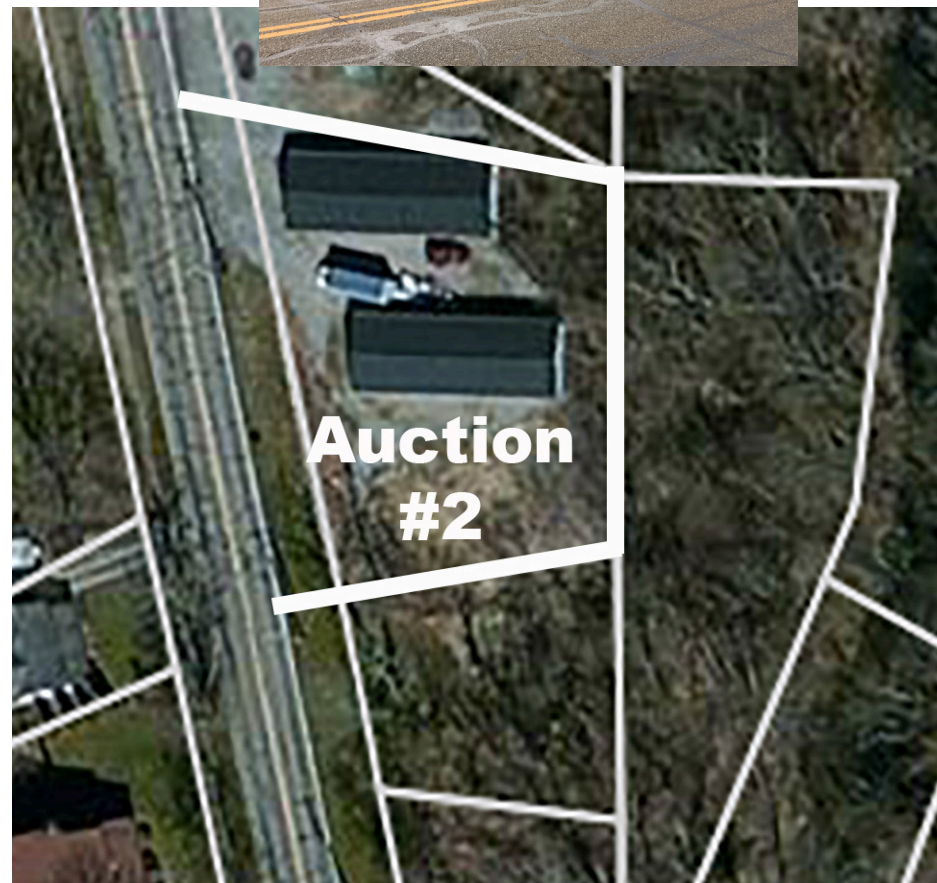


Auction #2 – Self-storage units on .4 acres land located at 46846 St. Rt. 46 New Waterford, OH – take Rt. 46 east of Rt. 7 – Both buildings in very good condition. Concrete, steel siding and roof, nearly 100% rented. Will have few units open sale day for your inspection. They will be sold from Auction #1 location.



TERMS ON REAL ESTATE:

10% down auction day, balance due at closing. Buyer's premium of 10% to be added to the final 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.

Auctioneer/Realtor:

Russell T. (Rusty) Kiko, Jr., C.A.I., ext 115, 330-495-0923

Auction By Order Of:

Zack & Melissa Chamberlain



Explore Your Options

AUCTION

LEADING THE INDUSTRY SINCE 1945

Tuesday – September 13, 2016 – 6:00 PM

Two Real Estate Auctions

Auction #1 – 1 1/2 Story Home on 1.5 Acres Plus 2.5 Acres Extra Lot To Go With – Unity Twp. – Columbiana Co.

Located: 46205 Metz Rd., Columbiana, OH 44408

Auction #2 – Investment Income Property - “Set Self Storage” – Two 24 X 70 Storage Buildings – 28 Units Total – Good Rental History

Located: 46846 St. Rt. 46, New Waterford, OH 44445

Both properties sold from Auction #1 location. **ABSOLUTE AUCTION**, owner purchased small farm out of county and will sell to the highest bidder on location:

46205 Metz Rd., Columbiana, OH 44408

Directions: Take Rt. 7 south of Rt. 14 to Metz Rd. and east to Creek Rd., then right and immediate left back onto Metz Rd. to auction. Watch for KIKO signs.

Auction #1



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Auction #1 – 1.5 acres with additional 2.5 acres land to go with. Home is 1 1/2 story, two bedroom, bath, nice kitchen, dining room, living room, basement with laundry and work shop, garage, 100 amp breaker, drilled well and septic, outdoor wood burner, vinyl siding, good starter home, needs some TLC, nice land. Mostly all usable and lays good. Country setting.

