



# AUCTION

LEADING THE INDUSTRY SINCE 1945

WEDNESDAY – NOVEMBER 2, 2016 – 6:00 PM

## Clean Ranch Home – Minerva, OH

Absolute auction, all sells to the highest bidder on location:  
**808 ALLEN AVE., MINERVA, OH 44657**

**Directions:** From downtown go east on US RT 30, then right onto Lindimore St., and left onto Allen Ave. Watch for KIKO signs.



This ranch home features three bedrooms with hardwood floors, kitchen, living room, and full bath on the main level. Full basement with modern gas furnace (installed last year), central air, gas water heater, and breaker electric service. Home has recent updates including new roof shingles 2 yrs. ago, vinyl windows, and insulated attic. Attached 2-car garage. Nice level lot, 65'x150' in a quiet neighborhood. Current taxes are \$818 per half year. Home will be open for inspections on auction day beginning at 5:00 PM. Plan now to attend!

**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:** Deborah L. Clapper POA for Mary Lou Graham  
**AUCTIONEER/REALTOR:** Theresa Blocher 330-495-3789

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