



AUCTION

LEADING THE INDUSTRY SINCE 1945

Auction #1 – Monday – May 15, 2017 – 5:30 PM

Russell Brown Estate

SEVERAL PARCELS OF REAL ESTATE

Vacant Land - Homes - Former Star Motel
West Twp. - Columbiana Co. - Paris Twp. - Stark Co.

TO SETTLE THE ESTATE, ALL SELLS ON LOCATION:

Corner of Watson & US Rt. 30, Minerva, OH 44657

Directions: Take US Rt. 30 east of Minerva or west of Kensington to Watson Rd. Watch for KIKO signs.



Parcel #1C

Auction #1A – West Twp. – Columbiana Co. – 76 acres land with old barn. Half mile frontage on Watson Rd. – rolling, scenic, brush and woods. Would make ideal cattle pasture, home site, hunting land, etc. Small creek.

Auction #1B - West Twp. – Located right across the street from Watson/US Rt. 30 intersection. 21 acres bottom land, mostly brush. Approx. 1,900' on US Rt. 30 and borders railroad on south line.

Auction #1C – 1,428 sq. ft. brick bungalow – located at 932 E. Lincolnway, Minerva, OH. - Stark Co. - Just a few blocks east of Consumers Bank. Breaker electric, city utilities, 3 bedrooms, 1 1/2 baths, basement, 75 X 120 lot – needs TLC. Sold from #1A location. Open 1 1/2 hours before sale for inspection.



Parcel #1C

Auction #1D – Bungalow home and former Star Motel – located at 22049 & 22071 St. Rt. 30, Minerva, OH – Just east edge of town. West Twp. – 3 lots, 60 X 195 each. Sold as a unit. 720 sq. ft. – full basement, FA gas, central air, vinyl siding. Also 1,000 sq. ft. brick slab building, former motel, set-up as 4 apartments. Septic and well. No zoning. Needs some TLC.

Note: Several skids of paving bricks located behind house, will be sold separate as a unit.

Auction #1E – Vacant lot – 24809 US Rt. 30, East Rochester, OH. – West Twp. - Original home torn down.

Note: All sold from Watson Rd. location, #1A. All buildings open 1 1/2 hours before sale.



Parcel #1D

TERMS ON ALL 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, which goes to the seller. 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.

TERMS ON ALL CHATELS: 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. Information is believed to be accurate but not guaranteed.



Parcel #1D

Auctioneer/Realtor:

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

Auction By Order Of: Taunie Davis Brown, administrator for Russell Brown Estate. Carroll Co. Case #20151101.

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