



AUCTION

LEADING THE INDUSTRY SINCE 1945

TUESDAY – APRIL 11, 2017 – 5:30 PM

Ranch Home On 2 Acres W/4-Car Garage

GAS & OIL RIGHTS TRANSFER – ATWOOD LAKE REGION

Carroll Co. – Harrison Twp. – Carrollton EVSD

Absolute auction, all sells to the highest bidder on location:

131 AVALON RD. SW, DELLROY, OH 44620

Directions: From Waynesburg take OH 171 East approx. 6 miles OR from SR 43 take OH 171 West approx. 3.5 miles to south on Avalon Rd. approx. 3.3 miles to property. Watch for KIKO signs.



Ranch home on 2 acres with nice country setting. Main level features open concept living room, eat-in kitchen, two spacious bedrooms, full bath, and laundry. Full basement w/ fireplace and half bath. Updates within the past 5 years include: FA gas furnace, central AC, 200-amp breaker electric, vinyl windows, & roof. 2-car attached garage and 24'x32' detached garage/workshop. Storage shed and carport w/ concrete pad. Well & septic. Parcel #15-0005079.00. Half year taxes are \$468.59. Free gas to the home per terms of lease to transfer to new owner. Convenient location, minutes from Atwood Lake. Home needs some TLC and is ready for your priming and sprucing.



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, 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.

AUCTION BY ORDER OF: Paul Overdorf

REALTOR: Ashley Ritchey, 330-495-3474 or adelgratta@kikocompany.com

AUCTIONEER/REALTOR: Jack Rohr, 330-465-1798 or jackrohr@kikocompany.com



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