



# AUCTION

LEADING THE INDUSTRY SINCE 1945

Monday – June 5, 2017 – 5:30 PM

## 121 +/- Acres Of Industrial Land

Approx. 23 Acres Fenced – 93 Acres Of Wooded Land That Borders Mahoning River  
Brick Office Building – City Utilities – Multi-Use Facility Offered In 2 Parcels  
Trumbull County – Leavittsburg, OH – Braceville Township

**ABSOLUTE AUCTION**, property sells to the highest bidder(s) on location:  
**400 Diehl South Rd., Leavittsburg, OH 44430**

**Directions:** Take Diehl South Rd. north of State Route 5. Watch for KIKO signs.

**REAL ESTATE** features 121 +/- acres. It will be offered separate then together and will sell whichever way brings the most.

**PARCEL #1** features 27.8 acres on both sides of Diehl South Rd. There is approximately 23 acres fenced. This parcel includes a brick office building that needs work, city utilities, large industrial electric, fire hydrants throughout, industrial septic (may need updated), truck docks and 2 pump houses from the river. Ideal for securing and storing trucks, trailers and equipment. This property offers unlimited potential.

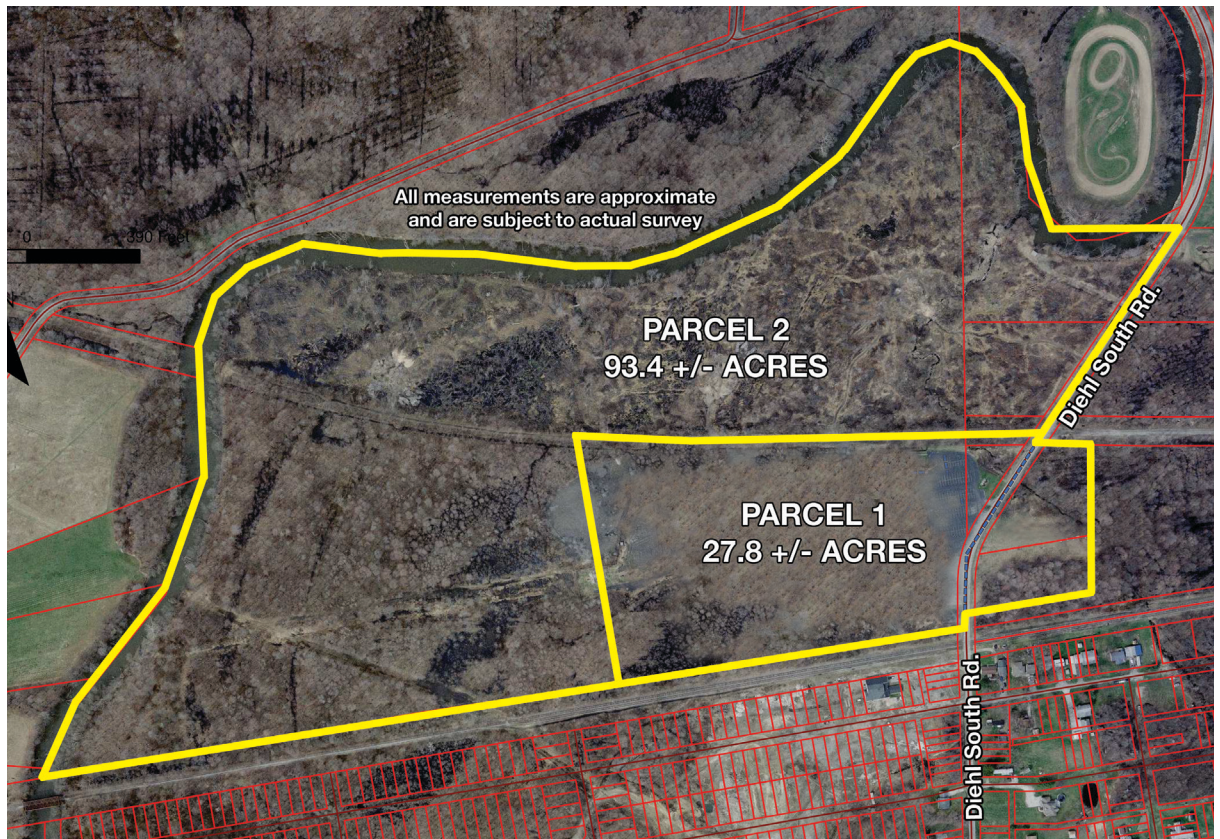
**PARCEL #2** offers approximately 93 acres of industrial land that borders the Mahoning River. Property would be a nice hunting property and offers some timber value.

**NOTE:** Walk the property at your convenience. All mineral rights transfer. Both parcels join abandoned rail bed with tons of slag.

**TERMS ON REAL ESTATE:** 15% 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.

**AUCTIONEER/REALTOR:** Randy L. Compton, call/text 330-704-5702

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