



AUCTION

LEADING THE INDUSTRY SINCE 1945

Monday – June 5, 2017 – 6:00 PM

17.45-Acre Hobby Farm

RANCH HOME – POND – CABIN – POOL – GAS WELL

West Twp. – Columbiana County – Minerva LSD

ABSOLUTE AUCTION, sells to the highest bidder on location:

6400 Homeworth Rd., Homeworth, OH 44634

Directions: Take SR 172 east of SR 183 to Homeworth Rd. and north to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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KIKO AUCTIONEERS

2722 Fulton Dr. NW, Canton, OH 44718

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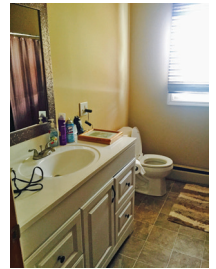
17.45-ACRE HOBBY FARM

Ranch Home – Pond – Cabin – Pool
Gas Well – West Twp. –
Columbiana County – Minerva LSD

6400 Homeworth Rd., Homeworth, OH 44634



Members – State and National Auctioneers Association



17.45 acres total. Ranch home with main floor having kitchen, dining room, living room, master bedroom w/full bath, 2 additional bedrooms and a full bath. Main floor has oak hardwood floors. Walk-out basement having 2 rooms and a 1-car garage. Vinyl repl. windows are 6 years old. Shingles are approx. 8 years old. Gas hot water heat. Detached garage/shop w/attached livestock shed w/pasture. 2 water wells, updated septic 6 yrs. ago. Home overlooks pond, unfinished cabin, and in-ground heated pool. Also, landowner's oil/gas well on property providing gas to home. All mineral rights owned by seller to transfer. A nice property in a convenient location.

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: Sharon Casher, Trustee

AUCTIONEER/REALTOR: Matthew P. Kiko, AARE, 330-327-9617, mattkiko@kikocompany.com

REALTOR: Tara King



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