



AUCTION

LEADING THE INDUSTRY SINCE 1945

Wednesday – July 12, 2017 – 5:30 PM

Approx. 30 Acres Of Land With 2-Bedroom, 1.5-Bath Brick Home

**BARN – CARPORTS – POND – WORKSHOP – REC ROOM
MINERAL RIGHTS OWNED BY SELLER TO TRANSFER**

Columbiana County – East Palestine Schools – Unity Township

ABSOLUTE AUCTION, All sells to highest bidder(s) on location:

1691 Bacon Road, East Palestine, OH 44413

Directions: From SR 7 take Waterford through New Waterford, then Waterford turns into Bacon Rd. Property on the right.



Information is believed to be accurate but not guaranteed.



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Real Estate offers unlimited potential with 30-plus acres of land with approx. 18 acres being tillable. The home features include 2 bedrooms, 1 full and 1 half bathrooms, living room, dining room, full basement, eat-in kitchen, front porch, breaker electric and vinyl replacement windows. Additional property features include 30x40 barn with pasture and spring, pond, a second building that is being used as a workshop and recreation room, garden house, 3-car carport, paved drive lined with stately trees and all mineral rights owned by seller will transfer to buyer. Taxes per half year are \$1,095.

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.

Auctioneer/Realtor: Randy L. Compton,
330-704-5702

Auction By Order Of: Andy & Anna Byler



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