



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**TUESDAY – JULY 18, 2017 – 5:30 PM**

## Ideal Business Property

**3.24 ACRES – SEWER & NO ZONING**

Offered In 2 Parcels - 1998 Ranch-Style Home With Garage  
Vacant Land With Pond - Smith Twp. – Mahoning Co.

**ABSOLUTE AUCTION**, all sells to highest bidders on location:

**14771 OYSTER RD., ALLIANCE, OH 44601**

**Directions:** Take US RT 62 just east of Alliance City limits to Oyster Rd. and go north to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



**330.455.9357 • kikoauctions.com**



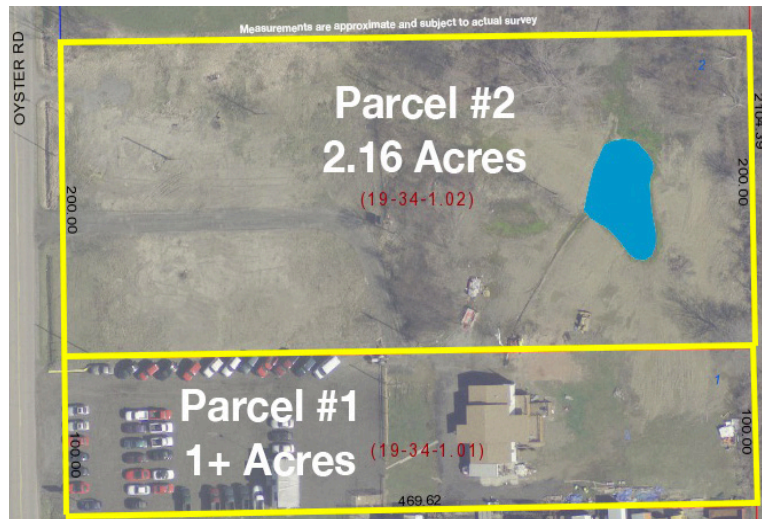
**PARCEL #1:** Features an updated 1998 ranch-style home on 1+ acres with open concept kitchen, dining room, living room area, 2 bedrooms, 1.5 baths, and main floor laundry. Home also features front and rear covered porches, side patio, and large heated drive-thru garage with 2-post Bend Pack lift, drive-on lift, commercial air compressor, large aggregate parking lot, and no zoning.

**PARCEL #2:** 2.16 acres of vacant land with no zoning, drilled well, and small pond on nice level lot with plenty of room to expand.

**NOTE:** Parcels will be offered separate and together selling whichever way brings the most. Current half year taxes are \$366.02.

**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.

**AUCTIONEERS/REALTORS:** George Kiko, 330-418-1095 or Eric Bevington, 330-417-5471



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