



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**Thursday – August 24, 2017 – 5:30 PM**

## Updated Ranch Home

**36 X 24 DETACHED GARAGE**

**Trumbull Co. – Warren CSD**

**ABSOLUTE AUCTION**, sells to the highest bidder on location:

**995 Riverview St. NW, Warren, OH 44485**

**Directions:** From OH 5 take the Parkman Rd. (RT 422) exit and go south on Parkman Rd. Or from W. Market St. go north on Parkman Rd. then east on to Clemmens Ave. & slight right on to Riverview St. to property. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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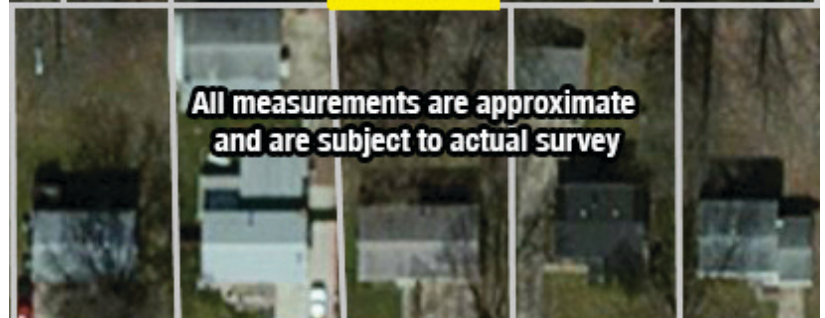
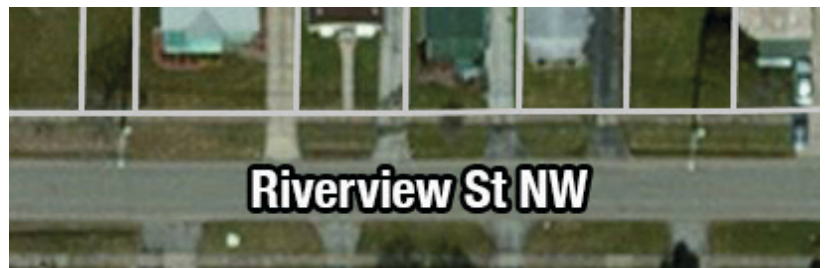
Clean ranch home w/ many updates. Main level features living room, dining area and kitchen w/ plenty of cabinet space including pull out drawers and soft close doors, range, refrigerator & dishwasher. Spacious family room w/ wood burning fireplace, two bedrooms, full bath and laundry w/ washer & dryer. Full basement w/glass block windows, 100-amp breaker electric, gas F/A furnace and central A/C. Fully fenced backyard perfect for pets or children w/ stone patio and storage shed. Detached 36x24 garage w/ plenty of space for 2+ cars and additional storage or workshop area. Many updates including windows, exterior doors, flooring, bathroom, water/gas lines, hot water tank (2009), furnace and central A/C (2009). Public utilities. Parcel #39-446250. Half year taxes \$169.41. Affordable starter home, downsizing to one-level living or investment property. Nothing to do but move in!

**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.

**AUCTION BY ORDER OF:**  
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