



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**Saturday – January 13, 2018 – 11:00 AM**  
**Real Estate Sells First!**

## Beautiful Brick Home W/ Attached Building

**Original Home Built In 1843 With Major Addition In 2009**

Never Been Lived In Since Renovation – Approx. 13,000 SF Total – 6 Bedrooms With Dedicated Bathrooms – Gourmet Kitchen – 4 Half Baths – 2.05 Acres – No Zoning Adaptable To Many Uses Including Corporate Retreat, Home, Bed & Breakfast, Business, Church, Etc. – Smithfield Twp. – 45 Minutes West Of Pittsburgh 25 Minutes North Of Wheeling – Picturesque Hilltop Setting In Rural Jefferson County, OH – Also Selling: Antique Furniture – Antiques – Oriental Carpets

Absolute auction, all sells to the highest bidder(s) on location:

**195 State Route 151, Smithfield, OH 43948**

**Directions:** Take SR 7 south of Steubenville, OH to SR 151 and go west to auction. Or take 151 approx. 8 miles east of Hopedale, OH and RT 22 to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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**REAL ESTATE:** Situated in beautiful rolling Jefferson County, Ohio, this property is truly one of a kind. 1843 brick home, completely remodeled with extensive major addition in 2009 by architect William Heyer. Property has never been occupied since renovation/addition. Home has 6 bedrooms each with its own full bath, gourmet appliance kitchen with marble countertops, large formal dining room, sitting rooms, 2 additional half baths. Large attached chapel adaptable to other uses having vaulted ceiling, crystal chandeliers, double sheetrock, and balcony. Large gathering space with his/her restrooms, plus lower level with commercial grade restrooms, meeting rooms, and large family room with French doors leading to the outside. Property is on public water and sewer and has geothermal heat/AC with zone control, heavy electric service, sound system throughout, full security and fire alarm system. Victorian charm throughout including 4 panel 8' doors, several fireplaces, elevator shaft (elevator never installed), poured concrete foundation on addition, original hand carved spiral staircase, custom drapes, hardwood floors, and more! Use this property for your home, business, B&B, corporate retreat, etc. You decide! All mineral rights owned by seller shall transfer. Come prepared to buy!

**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.

**ALSO SELLING:** These items will sell immediately after the real estate. Several Oriental rugs including: Melayer 5.7 x 10.7, Elvan 8.10 x 11.8, Pakistan 9 x 12, Bamyan 9 x 12.3, and several smaller rugs – Beautiful inlaid dining table with 8 matching chairs – Ornate glass front china cabinet – Duncan Phyfe drop leaf table – Victorian tilt top round table – (2) Victorian lamp tables – heavy pine kitchen table with 6 padded chairs – white 1-pc. kitchen cabinet – 8' wooden bench – Victorian 4-pc. queen bedroom suite – (2) Victorian queen beds – maple queen bed – (3) twin beds – 5-pc. mahogany queen bedroom suite – NOTE: All beds have new mattresses and box springs – Victorian dressers, chests, wardrobe, etc. – walnut spinette desk – other desks – early nightstands – rockers – FP office desk – leather office chairs – (2) rosewood bookshelves – wood plant stands – ornate gold pedestal – 3-tier mahogany stand – early buffet with mirror – quilt rack – hall tree – lantern – pattern glass – cranberry glass lamp – upholstered chairs and sofas – teardrop floor lamp – set of early wicker furniture – new wood burning stove – lg. pine ent. center – leather recliner – dep. era buffet – large buffet mirror – misc. smalls – etc.

**AUCTIONEER'S NOTE:** Property open for viewing auction day beginning at 9:00 AM or shown by appointment. Auction held indoors. Lunch available.

**TERMS ON CHATTELS:** Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card accepted. 4% buyer's premium on all sales; 4% waived for cash or check. Information is believed to be accurate but not guaranteed.

**AUCTION BY ORDER OF:** Owner



Auctioneer/Realtor®  
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