



AUCTION

LEADING THE INDUSTRY SINCE 1945

THURSDAY – AUGUST 16, 2018 – 6:00 PM

55 Acres Offered In Parcels

Features Quality Two-Story 4 Bedroom Brick Home Built '92 With 3-Car Garage - Free Gas Heat – 48 X 90 Metal Quonset Building Built '96 – 40 X 64 Pole Building Built '08 – 50 X 80 Pole Building Built '09 - Adaptable To Multitude Of Uses - Horses/Livestock/Business - Zoned B2 Gen Bus & Agricultural Suburban - Jackson Twp. - Mahoning Co. - All Mineral Rights Owned

Absolute auction, due to health reasons, owners downsizing, all sells to the highest bidders on location:
1331 N. Salem Warren Rd., North Jackson, OH 44451

Directions: Take Rt. 45 (Salem Warren Rd.) south of Lordstown, OH or north of North Jackson and Mahoning Rd to address.

Watch for KIKO signs.

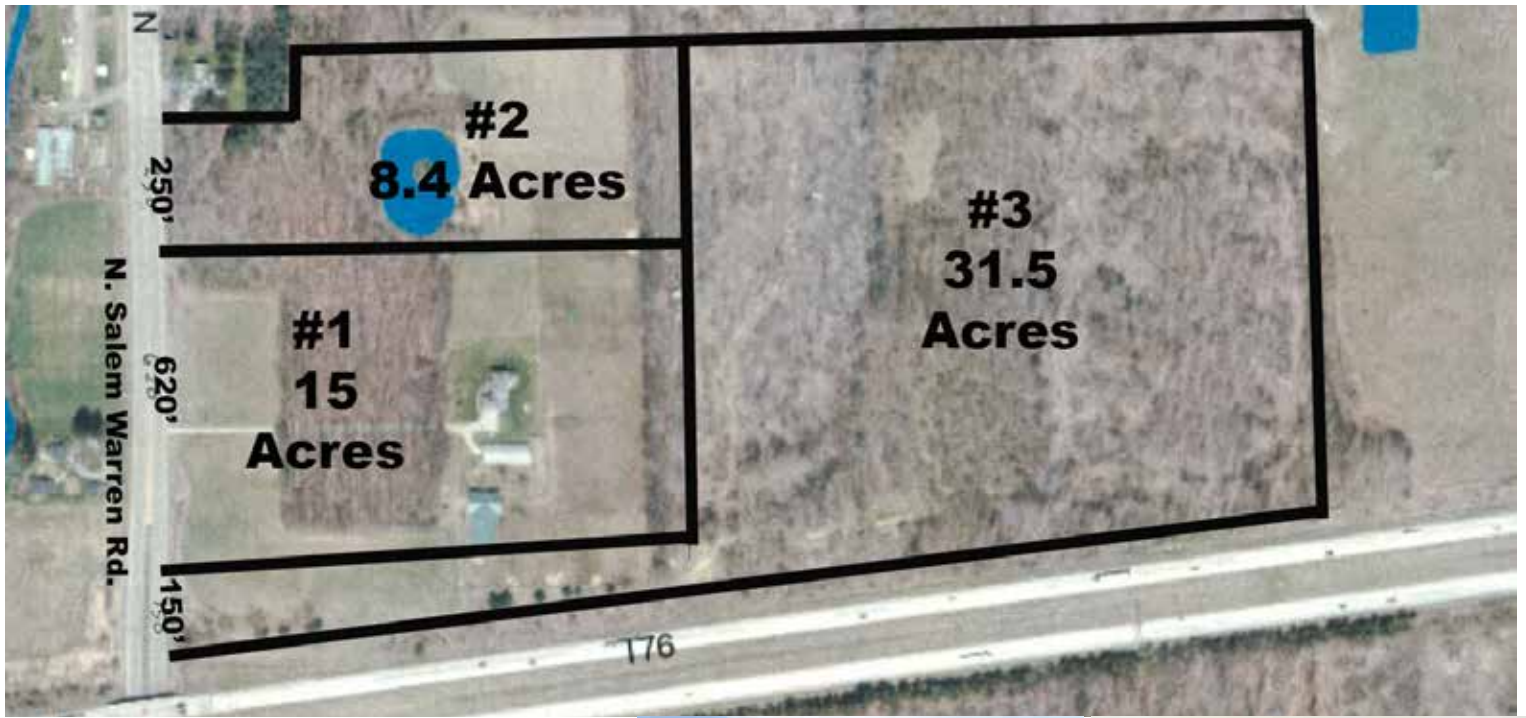


Information is believed to be accurate but not guaranteed.



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Real Estate: 55+/- acres with quality two-story brick home built 1992. Main level features fully applianced oak kitchen w/ granite counter tops, center island, pantry and breakfast area - formal dining room w/ tray ceiling and crown molding - front living room plus family room w/ gas log fireplace, access to covered rear patio. Main level suite w/ private bath - additional half bath and separate laundry room w/ washer and dryer - open foyer w/ oak staircase and guest closet. Second level suite w/ private bath and walk in closets - two additional bedrooms w/ good closet space and 2nd full bath and hall closet. Full divided basement, 12 course block w/ finished rec room, utility and storage area - FA gas furnace and CA - access to 3-car finished and heated garage. Long concrete drive, very private setting. Drilled well and private septic system. Home has raised panel doors and crown molding throughout. Outbuildings include 48x90 metal Quonset building built 1996 w/ concrete floor, electric, plus 220 - 40 X 60 pole building built 2008 w/ 2 removable 12 X 12 Priefert horse stalls, plus private tack room w/ attached 50 X 80 pole building built 2009 can be used for indoor riding arena, etc. Buildings are adaptable to many uses. Approx. 10 acres open land & fenced pasture, balance wooded. You'll like this property. Divided as follows.

Parcel 1 - Approx. 15 acres with home, all buildings and free gas.

Parcel 2 - Approx. 8.4 acres open and wooded land. Nice piece.

Parcel 3 - 31.5-acre hideaway all wooded. Heavy timber has been harvested.

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.



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