



# AUCTION

LEADING THE INDUSTRY SINCE 1945

TUESDAY – AUGUST 21, 2018 – 6:00 PM

## Three-Bedroom Ranch Home

Blacktop Drive - 2-Car Detached Garage – 24 X 48 Finished, Insulated Pole Building - Salem Twp. - Columbiana Co. - United LSD

Absolute auction, all sells to the highest bidders on location:

**3343 SR 45, SALEM, OH 44460**

**Directions:** Take SR 45 south of Salem or north of Lisbon to address. Watch for KIKO signs.



**Real Estate:** Three-bedroom ranch home with large fully applianced eat-in kitchen. Front living room and dining room combination w/ electric fireplace. Main bedroom with remodeled ½ bath, two additional bedrooms and remodeled full bath. Rear utility room w/ modern FA LP gas furnace, laundry area w/ washer and dryer and breaker electric. Replacement windows, crawl space under home, covered front porch. Two-car detached garage. 24 X 48 insulated, finished pole building w/ knotty-pine paneled walls and divided rear workshop area. .62 acres, drilled well and private septic system. Nice location.

**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.



**Auction By Order Of:**  
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