



AUCTION

LEADING THE INDUSTRY SINCE 1945

WEDNESDAY – NOVEMBER 14, 2018 – 5:00 PM

Attn: Hunters – Nature Enthusiast

**34.48 ACRES – NEARLY ALL WOODED WITH TIMBER PLUS
RANCH HOME WITH WALKOUT BASEMENT – OVERLOOKING
SMALL LAKE - MINERAL RIGHTS TRANSFER –
NATURAL GAS HEAT
LEXINGTON TWP. – STARK CO. – MARLINGTON SCHOOLS**

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

9580 MCCALLUM AVE. NE, ALLIANCE, OH 44601

Directions: Take State St. west of Rt. 62 expressway to McCallum Ave. and north. Watch for KIKO signs.



34.48 acres – heavy timber in rear including oak, walnut, maple, and other hardwoods – small creek running through with. Gas well drive along north line for access to rear. Great hunting. Loads of wildlife. Improvements include 1,200 sq. ft. ranch with cathedral ceiling in family/living room combo. with brick fireplace and deck overlooking small lake. Oak kitchen and 2 bedrooms and full bath on main level. Walkout lower level to lake with 2 additional bedrooms, bath, laundry, utility room and fireplace – built '57 – needs updated. FA gas heat – 2-car attached garage – well & septic. 200-amp electric. Small lake with fish – loads wildlife. Walk the land at your leisure. Buildings shown by appointment. Map at site or visit us on the web. Lots of potential.

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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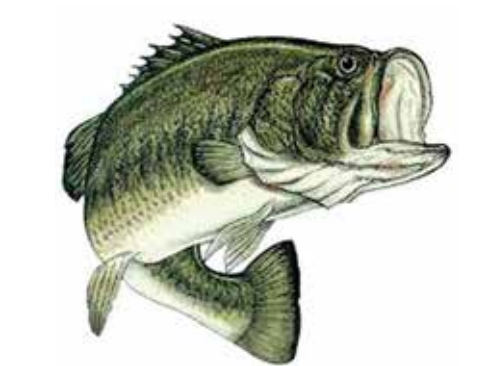
330.455.9357 • kikoauctions.com





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