



AUCTION

LEADING THE INDUSTRY SINCE 1945

SATURDAY – DECEMBER 8, 2018 – 10:00 AM
REAL ESTATE SELLS AT 11:00 AM

Attn: Land Seekers – Investors

72 Acres – Sold in 3 Parcels – New Three-Bedroom Home – Approx. 90% Constructed – New Septic System - 36 X 40 Metal Pole Building With Concrete Floor – Open Farmland – Wooded Hunting Hideaway – Slippery Rock Twp. – Lawrence Co. Pa. – Laurel Schools – No Zoning – Convenient Location To I-79, 422, Cranberry, Grove City, New Castle, Etc.

Also Selling: Misc. Household - Collectibles

Owner has other interest. **ABSOLUTE AUCTION**, All sells to highest bidder(s) on location:

341 Walnut Tree Lane, Ellwood City, PA 16117

Directions: Take US Rt. 422 approx. 5 miles east of New Castle or 5 miles west of I-79 to Mill Bridge Rd. and south .5 mile and left and continue on Mill Bridge approx. 1.5 mile to Walnut Tree Lane and auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



330.455.9357 • kikoauctions.com



Real Estate: Parcel #1 – 13 acres - new construction, three-bedroom home features large open living/kitchen area with brick wood-burning fireplace/mantle, main-level laundry room, sunroom/formal dining room, three bedrooms, one owner's suite with full bath, two more bedrooms and 2nd full bath, two-car attached garage with concrete floor and drain, block foundation, glass-block windows, FA electric heat, central air, 200 amp. breaker. Home totally framed in, shingle roof, vinyl siding, dry walled, sub floor is all in. Plumbing and electric all roughed in. Finish floors and interior to your liking. New septic system. Newer 36 X 40 metal pole building with concrete floor. Older two-car detached garage. Dead end lane. Shown by appointment only or open sale day at 8AM. This property has a lot of potential.

Parcel #2 – Approx. 50 acres with over 400' frontage on Walnut Tree Lane. Over 2,000' deep. Mostly wooded with open fields. Great hunting parcel or private hideaway. Dead end lane. Walk parcel at your leisure. Maps available at site or online.

Parcel #3 – Approx. 9 acres vacant land, over 1,100' frontage on Mill Bridge Rd. Almost all tillable farmland. Maps at site or online.

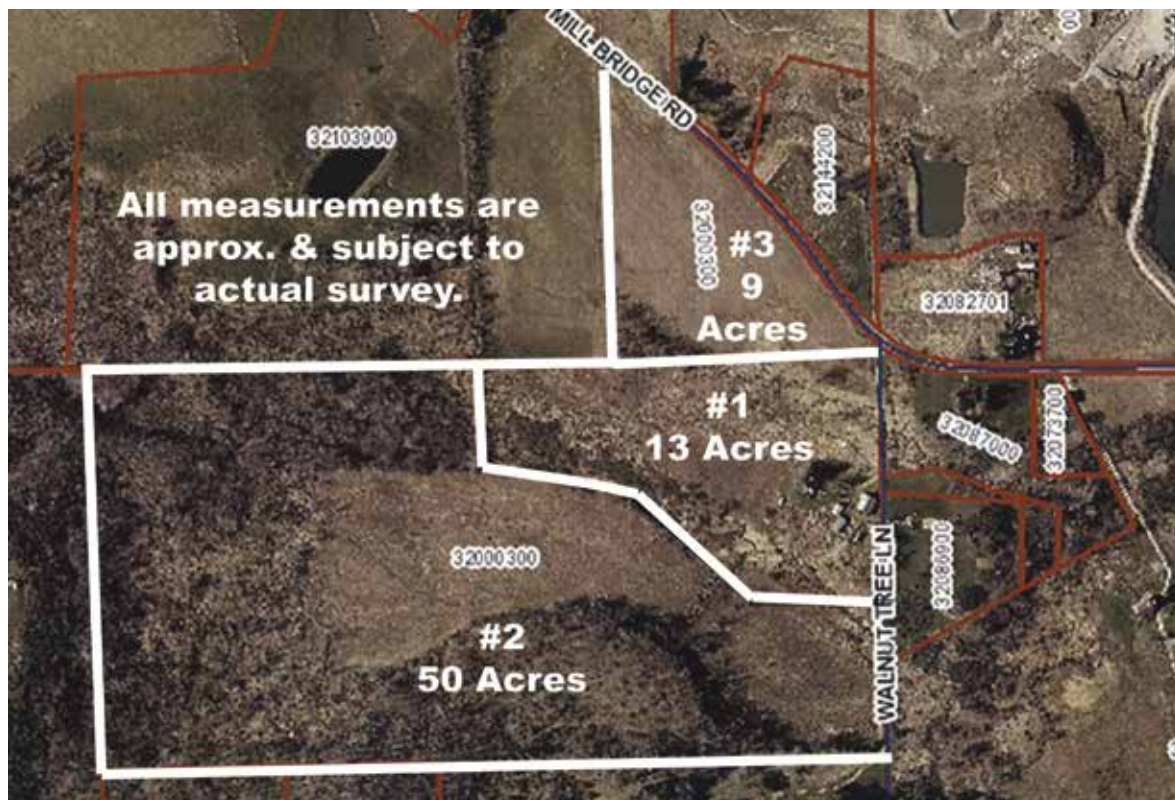
TERMS ON REAL ESTATE: 10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price, which goes to the seller. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed.

Household – Misc.: TroyBilt mower – runner sleds – two frame tents with covers – loads of household and misc. yet to be unpacked

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.

Auctioneer/Realtor: Rudy W. Kiko, 330-540-2416, RS322138 & AU005639 & Russell T. (Rusty) Kiko, Jr., C.A.I., ext 115, 330-495-0923, #AU-002727L & RS-222810-L. Russ Kiko Assoc. #AY000170L.

Auction By Order Of: Sarah F. Aiken



Auctioneer/Realtor®
RUDY W. KIKO
 330.540.2416
 rudykiko@kikocompany.com



Auctioneer/Realtor®
RUSSELL T. (RUSTY) KIKO, JR.
 330.495.0923
 rustykiko@kikocompany.com



330.455.9357 • kikoauctions.com

