



# AUCTION

LEADING THE INDUSTRY SINCE 1945

Monday – February 18, 2019 – 5:00 PM

## Frederick Stevens Estate Auction

35 ACRES HANDYMAN HOME – HALF WOODED

30' x 48' Pole Building W/ 20' x 48' Lean-to  
Mecca Twp. – Trumbull Co., OH – Maplewood Local Schools

Property sells to settle the estate on location:

**5146 N. Park Ave., Bristolville, OH 44402**

**Directions:** Take SR 45 north of Warren or south of Bristolville to Bristol Champion Townline Rd. and go east to N. Park Rd., then north to address. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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Real Estate features 35 acres open and wooded land, pastures, 30x48 pole barn w/ 20' lean-to addition, concrete, water & elec. Horse stalls. Home sits nicely back from the road. Long blacktop driveway. Home built in 1985 w/ updated roof approx. 10 yrs. Two bedrooms & full bath up, 1st floor master, full bath, vaulted ceiling living room w/ stone fireplace, dining room, open kitchen, patio. Oversized 2-car garage. Home has oil heat w/ wood burner back-up. Taxes are \$1,435 per half year. Home open 4:00 PM auction day for viewing! 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.

**AUCTION BY ORDER OF:** Ashley Paridon, Administrator of the Frederick Stevens Estate, Trumbull Co. Probate Case #2017EST0121



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