



AUCTION

LEADING THE INDUSTRY SINCE 1945

SATURDAY – MARCH 16, 2019 – 11:00 AM

Division Of Interest Auction

**AUCTION #1: RUSTIC CUSTOM-BUILT HOME ON 17 ACRES
BUILT IN 2000 – 5 BEDROOMS – 3.5 BATHS**

SHOP/LIVESTOCK BARN – POND

**AUCTION #2: APPROX. 60 ACRES WOODED LAND
OFFERED IN 2 PARCELS BIDDER'S CHOICE
SPRINGFIELD TWP. – JEFFERSON CO., OH – EDISON LSD**

All sells on location:

3504 CR 60, BERGHOLZ, OH 43908

Directions: From Bergholz, OH take SR 164 south to CR 75 and continue south to CR 60 then go east to auction #1.

Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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AUCTION #1: Features a custom-built log home built in 2000 and situated on 17 acres. Beautiful hillside setting overlooking wooded valley with pond and shop/livestock shed with small pasture. Home is very spacious and needs some finishing work. Main floor has a great room w/ cathedral ceiling and stone fireplace w/ waterfall, applianced kitchen w/ island, owner's suite, laundry, and den. Second story has 3 bedrooms, 1 full bath, and loft. Walkout basement with Superior poured concrete foundation, 2 heat pumps, outdoor wood burner, AC, and stone fireplace. Wraparound porch, 3-car attached garage, and concrete driveway. Shop is approx. 30'x50' w/ a 30'x50' addition having 5 horse stalls and small pasture livestock. Also, a 16'x32' shed.

AUCTION #2: Approx. 60 acres total, located north of auction #1 on TR 263. All wooded. Ideal hunting and recreational land with several nice spots for home or cabin. Offered in 2 parcels bidder's choice. Walk this land at your convenience.

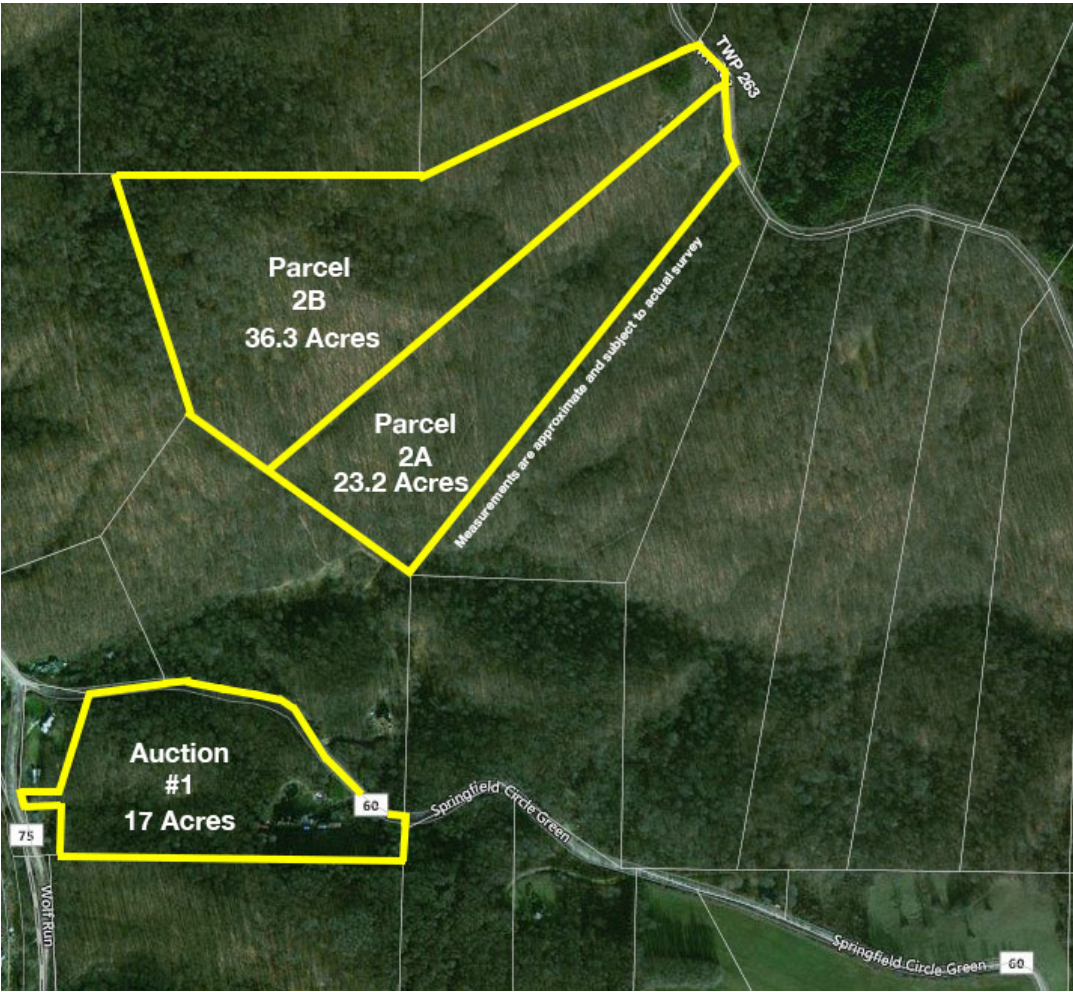
PARCEL #2A: Approx. 23.2 acres.

PARCEL #2B: Approx. 36.3 acres and a decent shed w/ concrete floor.

NOTE: Auction #1 will be sold first, then we will sell parcels 2A & 2B high bidder's choice. Parcels will not be offered together.

TERMS ON REAL ESTATE: 15% 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: Jefferson County Court of Common Pleas case #18-DR-109



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