

AUCTION

LEADING THE INDUSTRY SINCE 1945

WEDNESDAY – AUGUST 7, 2019 – 6:00 PM

Biller Family Auction

RANCH HOME ON 2 ACRES

32' x 40' 3-Car Garage/Workshop – Outdoor Wood-Burner System All Mineral Rights Transfer - Washington Twp. – Stark Co. – Marlington Schools

Owners have purchased another home. Absolute auction, all sells to the highest bidder on location:

13220 EASTON ST. NE, ALLIANCE, OH 44601

Directions: From State St. take Beechwood Ave. south to Easton and west to address. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed









Real estate features 2 acres with nice setting, shade trees, and outdoor wood-burner system (central boiler). Ranch home w/ 3 bedrooms, full bath, living room, eat-in kitchen, first-floor laundry, and nice patio. Full basement w/ rec room, storage, and oil FA furnace w/ central air. Home is vinyl sided and new roof in 2013 (50-yr. shingles w/ warranty). 32' x 40' steel pole barn garage/workshop, 3 overhead doors, 50-yr. shingle roof w/ warranty, concrete, and heat. Gutter helmet on the home and the garage. All mineral rights transfer. Public gas at street. Marlington Local Schools. Current taxes are \$657.87 per half year. Better take a look! Home open auction day at 4:30 PM for viewing.

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. Property to be sold as an entirety and not to be offered in separate parcels.

AUCTION BY ORDER OF: Tim & Mary Biller









Auctioneer/Realtor®

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