



# AUCTION

LEADING THE INDUSTRY SINCE 1945

Tuesday – September 10, 2019 – 5:30 PM

## Nice Century Home On 44+ Acres

WITH BERLIN LAKE ACCESS

Some Tillable Land – Timber Value – Barn – Mineral Rights Transfer  
Property Offered In 2 Parcels

Mahoning County – Berlin Township – Western Reserve Schools

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

**17370 Berlin Station Rd., Berlin Center, OH 44401**

**Directions:** From SR 224 and Bedell Rd. take Bedell Rd. south then turn left on Berlin Station to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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**KIKO AUCTIONEERS**

2722 Fulton Dr. NW, Canton, OH 44718  
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## Nice Century Home On 44+ Acres With Berlin Lake Access

Some Tillable Land – Timber Value – Barn  
Mineral Rights Transfer – Property Offered  
In 2 Parcels – Mahoning County – Berlin Township  
Western Reserve Schools



**Members – State and National Auctioneers Association**



Real estate offers 44+ acres with a nice 5-bedroom century home. The property will be offered separate then together and will sell whichever way it brings the most. Parcels and descriptions are as follows.

**PARCEL #1:** 7+ acres with a nice 5-bedroom 2.5-bathroom century home. Additional features include open country kitchen with appliances, great room with fireplace, entertainment room with bar, enclosed back patio, first floor laundry, full basement, barn, side porch. The home will be sold mostly furnished. Free gas to home as long as it available. Property has 664 feet of frontage.

**PARCEL #2:** 37+ acres and is a good mixture of tillable land, woods with timber value. Property has 350 feet of frontage.

**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 offered as a Multi Par auction and sold whichever way it brings the most.

**AUCTION BY ORDER OF:** Turkey Broth Glen LLC



Auctioneer/Realtor®  
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