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AUCTION

LEADING THE INDUSTRY SINCE 1945

Wednesday – September 30, 2020 – 5:30 PM

Attention Land Seekers & Outdoor Enthusiasts

**58+ ACRES OF OPEN AND WOODED LAND
WITH A 3-BEDROOM, 2-BATHROOM RANCH HOME
FREE GAS – MINERAL RIGHTS TRANSFER**

Mahoning County – Smith Township – Western Reserve Schools
On-Site And Online Bidding Available

ABSOLUTE AUCTION, all sells to the highest bidder. Location:

21151 Western Reserve Rd., North Benton, OH 44449

Directions: From SR 14 and Sebring Rd. take Sebring Rd. south to right on Western Reserve Rd. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed. KIKO Auctioneers

800-533-5456 | kikoauctions.com



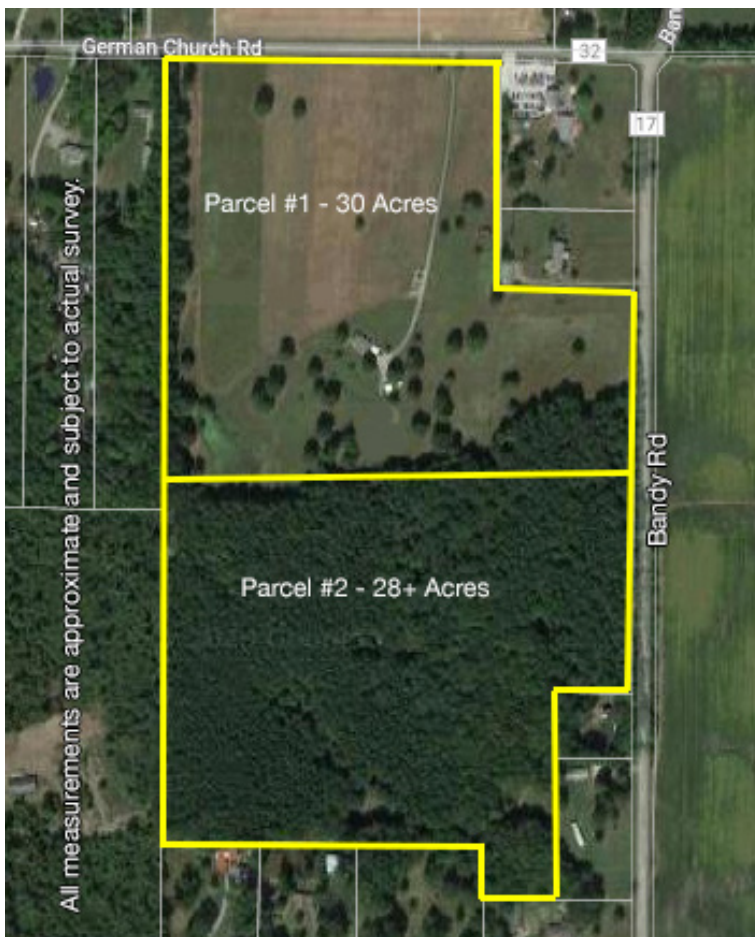
Property will be offered in the following two parcels. The property will be offered separate and then together and will sell whichever way it brings the most.

Parcel #1: Approx. 30 acres of land that features some trees, pond, tillable land and double road frontage. The home's features include a 3-bedroom, 2-bathroom ranch style home and includes a nice kitchen dining area, living room, first floor laundry, breaker electric, back porch, carport and garage. Home receives free gas from well on property. Owner is reserving a life estate on the home and garages. Call for details.

Parcel #2: Approx. 28 acres all wooded with some mature trees and is loaded with deer, turkeys and trails for outdoor entertainment.

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. 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: Mary J. Thomas



Auctioneer/Realtor®

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