



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**TUESDAY - JUNE 27, 2023 – 5:30 PM**

**139-Acre Hideaway With Ranch Home  
Four-Bedroom, 2,400 SF Brick Ranch Home On A  
Beautiful 139-Acre Parcel  
Long Driveway With Private Setting  
Mostly Wooded With 2 Large Lakes  
And Some Open Fields**

**Inground Pool - Bank Barn - 45x36 Pole Building  
COLUMBIANA COUNTY – BEAVER LOCAL SCHOOLS – ELKRUN TWP.**

Absolute auction, all sells to the highest bidder on location:

**43924 Cream Ridge Rd., Lisbon, OH 44432**

Directions: From Lisbon take SR 154 to Elkton, south on Elkton Rd. to Cream Ridge Rd. then left to auction. Or from Rt. 7 just north of Beaver Local School take Cream Ridge Rd. west to location. Watch for KIKO signs.

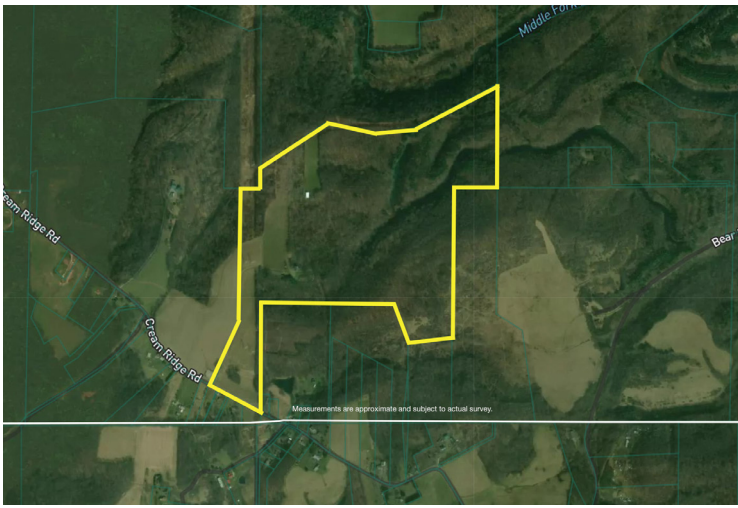


Information is believed to be accurate but not guaranteed. KIKO Auctioneers

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**REAL ESTATE:** 139-acre hideaway with solid 2,418 SF, 4-bedroom, 2 full bath block and brick ranch home built in 1990. Long driveway with private setting. Beautiful updated open kitchen with knotty pine walls, walk in pantry, large open dining area, knotty pine master bedroom with updated large bath, living room plus 3 more bedrooms and additional full bath. Back utility/mudroom and covered front porch. Forced air propane heat and forced air outdoor wood burner. Home on slab with solid block with brick exterior. 20x40 inground pool is 9 ft. deep and only 3 years old. Good bank barn and 45x36 pole building for equipment storage. Mostly wooded property with some open ag and hay fields. Pines and hardwoods. 2 large, stocked lakes. Property borders Beaver Creek State Ground to the north. Paths throughout property. Great hunting with lots of wildlife. Sells as a unit.

**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. 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.



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