



AUCTION

LEADING THE INDUSTRY SINCE 1945

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Saturday – September 30, 2023 – 10:30 AM

Exciting Real Estate Auction

**39.4 Acres With Beautiful Brick Ranch Home
Built In 2003 – 50'x72' Heated Shop Building**

Secluded Setting – Rustic Cabin

Woods, Pond & Pastures

Free Gas – Offered In 2 Parcels And Entirety

**WEST TWP. - COLUMBIANA COUNTY, OH - UNITED LOCAL SCHOOLS
NO ZONING**

Absolute auctions, owners are downsizing, all sells to the highest bidders on location:

8215 Rochester Rd., Kensington, OH 44427

Directions: Take Lisbon St. (SR 172) east of SR 183 or west of US Rt. 30 to Rochester Rd. and south 1 mile to auction. Watch for KIKO signs.



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

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Very scenic 39.4 acres with hide-away brick ranch home custom built in 2003. Main floor has open floor plan with nice oak kitchen w/ breakfast bar, dining room & large living room, master bedroom with full bath, 2nd bedroom, additional full bath, office/den, and large main floor laundry room. Finished lower level with huge rec room with brick fireplace, 3 bedrooms and full bath. Basement walks out to rear lawn. Home has 200-amp breaker electric service, gas forced air furnace, central A/C, and gas water heat in basement floor. 2-car attached garage and new rear deck overlooking stocked pond and countryside. Home has oak woodwork throughout and extensive landscaping, well maintained. Forward front of the property is a large 50'x72' clear-span building with (3) 16' overhead doors, insulated with oil heat, heavy concrete and half bath. 40' alum. box trailer for storage. Property also has a rustic 16'x28' one-room cabin with stone fireplace, lifts, kitchenette & bath with water & electric. Also, livestock sheds & high tensil fenced pasture. Rear side driveway has area cleared for new building with gas, water, and electric run to it. Loads of opportunity, terrific location. Parcel 2 has drilled water well for future home if desired. No zoning. United LSD.

Room Sizes: Kitchen 14x14 • Owners Suite 14x16 • 2nd Bedroom 12x12 • 3rd Bedroom 14x14 • 4th Bedroom 10x14 • 5th Bedroom 13x16 • Dining Room 12x14 • Living Room 19x21 • Laundry Room 11x15 • Rec Room 19x37 • Exercise Room 10x14.

Property to be offered as follows:

- **Parcel #1:** Includes home, shop, cabin, and all improvements mentioned above. Approx. 20.8 acres, woods, pond, and pastures. Parcel #78-00072.004.
- **Parcel #2:** Approx. 18.6 acres adjoining. Wooded at front w/ drilled water well, balance good tillable land. Parcel #78-00072.002.

Note: Parcels offered separately and together and sells the way it brings the most. Shown by appointment only. Contact Matt Kiko for more information.

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. Property to be offered as a Multi Par auction and sold whichever way it brings the most.

Auction By Order Of: The Robert G. Harvey Trust



Auctioneer/Realtor®
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