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AUCTION

LEADING THE INDUSTRY SINCE 1945

STARTS: WEDNESDAY – MAY 19, 2021 – 10:00 AM
ENDS: WEDNESDAY – MAY 26, 2021 – 12:30 PM

Online Only – Opportunity Presents

LEESVILLE LAKE SUMMER HOME

Ideal Getaway! – Property Adjoins MWCD

Association Boat Dock – 2 Bedrooms - .46 Ac. – Enclosed Pavilion Deck

Monroe Twp. – Carroll Co., OH

Absolute auction, all sells to the highest bidder online only. Location:

3162 SCEROTA AVE. SW, CARROLLTON, OH 44615

Directions: Use Camp Neosa address for GPA – 5037 Edgewood Rd. SW, Carrollton, OH. Take SR 39 east of Dellroy or west of Carrollton, OH to Cactus Rd., then go south to Antigua Rd. and east to Edgewood Rd., then south to Scerota Ave. and address. Watch for KIKO signs.



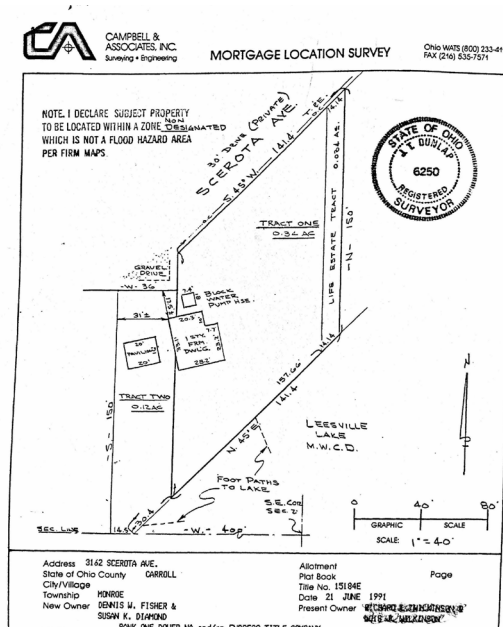
Information is believed to be accurate but not guaranteed. KIKO Auctioneers

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Real estate features a quaint 2-bedroom vinyl-sided home with stone fireplace in living room, full bath, kitchen, and dining room. Full basement. Walkout to lower level. Nice enclosed screen pavilion. All furnishings transfer with real estate. Dock owner's association dues are paid for 2021 (\$120 per year). Leesville boat stickers are \$230 per year. Current taxes are \$371 per half year. Property adjoins Leesville Lake. Great setting overlooking woods & wildlife. Carroll Co. parcel #22-0000560.000 and #22-0000559.000. Family owned for the last 20 years. Better take a look!

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

AUCTION BY ORDER OF: Felber Family

Auctioneer/Realtor®
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