



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**FRIDAY – SEPTEMBER 24, 2021 – 6:00 PM**

**CHARMING YEAR-ROUND HOME AT LEESVILLE LAKE WITH DOCK – 1+ ACRES PRIVATE LAND – FULLY FINISHED – LIVE & ONLINE BIDDING AVAILABLE**

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

**5210 OAK DR. SW, CARROLLTON, OH 44615**

Directions: St. Rt. 332 approx. 5 miles south of Carrollton to Autumn Rd. and right approx. 2 miles to Parkland Dr. & right into Rockwood Park to Oak Dr. Watch for KIKO signs.



Great 1.5 story home built in 1983 & located in Rockwood Park. Situated on 1+ acre open and wooded lots (8 lots, private land). Beautiful open concept kitchen and great room with cathedral wood ceilings, wood burner and large windows. Front and rear decks with fantastic views. Updated full bath, first-floor bedroom and loft bedroom. Full walk-out basement, FA gas furnace, washer/dryer and newer hot water heater. Storage shed. Property comes with dock. Close distance to private beach, great fishing and dock area. Fantastic getaway or year-round home!

**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.

**Auction By Order Of:** Michael & Brenda Pidgeon



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**800-533-5456 | kikoauctions.com**





2722 Fulton Dr. NW, Canton, OH 44718  
kikoauctions.com

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1+ Acres Private Land – Fully Finished – Live & Online Bidding Available



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