



AUCTION

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LEADING THE INDUSTRY SINCE 1945

THURSDAY – JUNE 23, 2022 – 5:30 PM

13 Acres With Storage Lockers & Commercial Business Storefront

**Offered In 2 Parcels – Nicely Wooded
8-Acre Tract – No Zoning – Unity Twp.**

COLUMBIANA CO., OH – 2 MILES FROM FIRESTONE FARMS ON SR 14
On-Site And Online Bidding Available

Absolute auction, all sells to the highest bidder(s). Location:

47833 SR 14, New Waterford, OH 44445

Directions: Take SR 14 east of SR 7 or west of SR 165 to auction. Watch for KIKO signs.

FEATURES 13 acres total. Former fireplace shop. 1,560 SF with half bath adaptable to any business. Property includes 52'x71' storage lockers with (14) 10'x25' units, mostly all rented at \$70-\$75 per month. Billboard on property with lease to transfer. Commercial septic and drilled well. Open for viewing one hour prior to auction.

PARCEL #1: Approx. 5 acres with storage locker building and commercial storefront. Approx. 293' frontage.

PARCEL #2: Nice 8 acres, wooded with marketable timber. Excellent spot for a new home. Approx. 50' frontage hideaway tract.



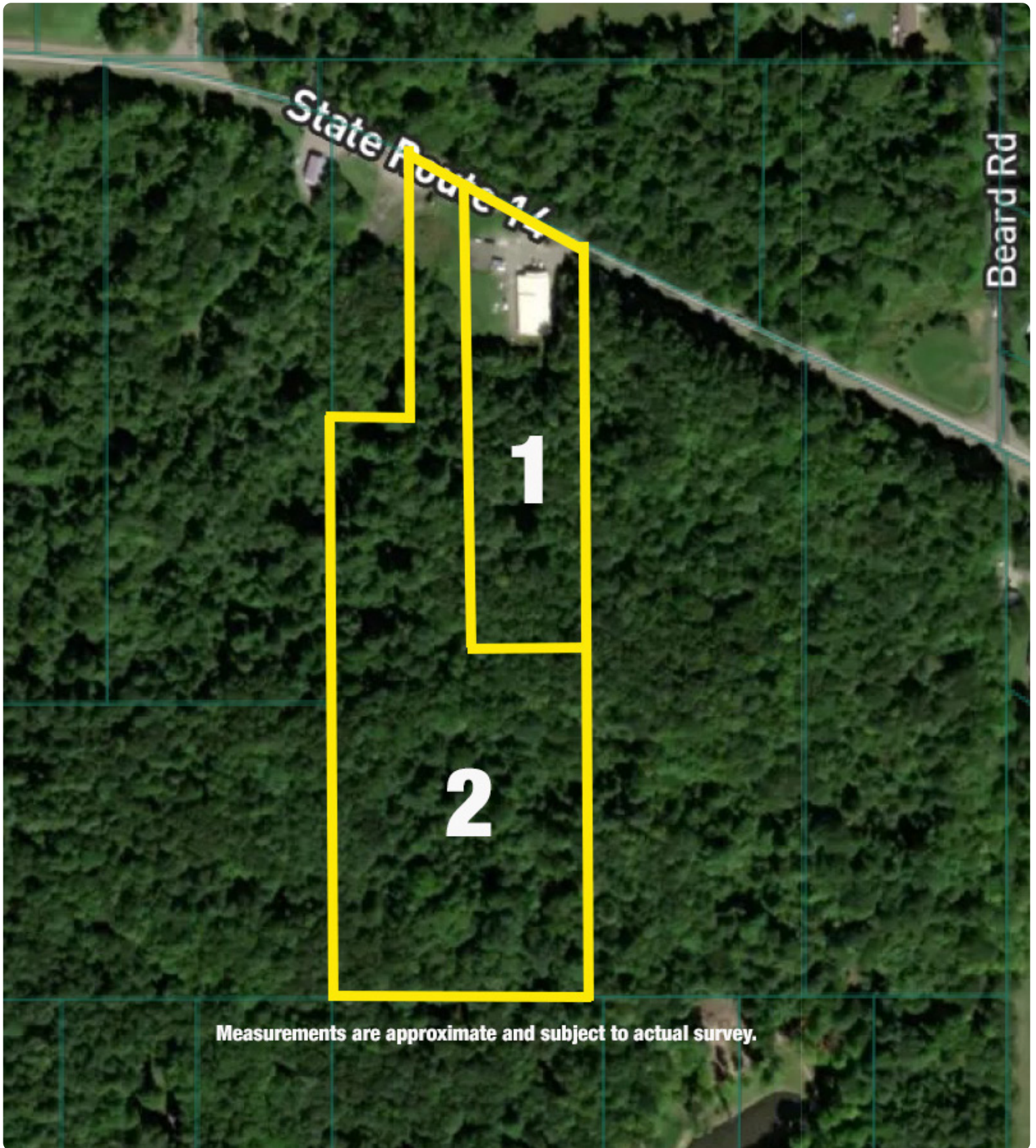
TERMS ON REAL ESTATE: 15% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information 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: Dale & Janet Grubb

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