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AUCTION

LEADING THE INDUSTRY SINCE 1945

WEDNESDAY - JULY 6, 2022 - 6:00 PM

Log Cabin On 1.3 Acres

NEAR BEAVER CREEK STATE PARK

Columbiana County - Online Bidding Available

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

11275 LESLIE RD., ROGERS, OH 44455

Directions: From Rogers, OH go south on SR 7, then left onto Leslie Rd., then 1.5 miles to property on your left. Watch for KIKO signs.



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

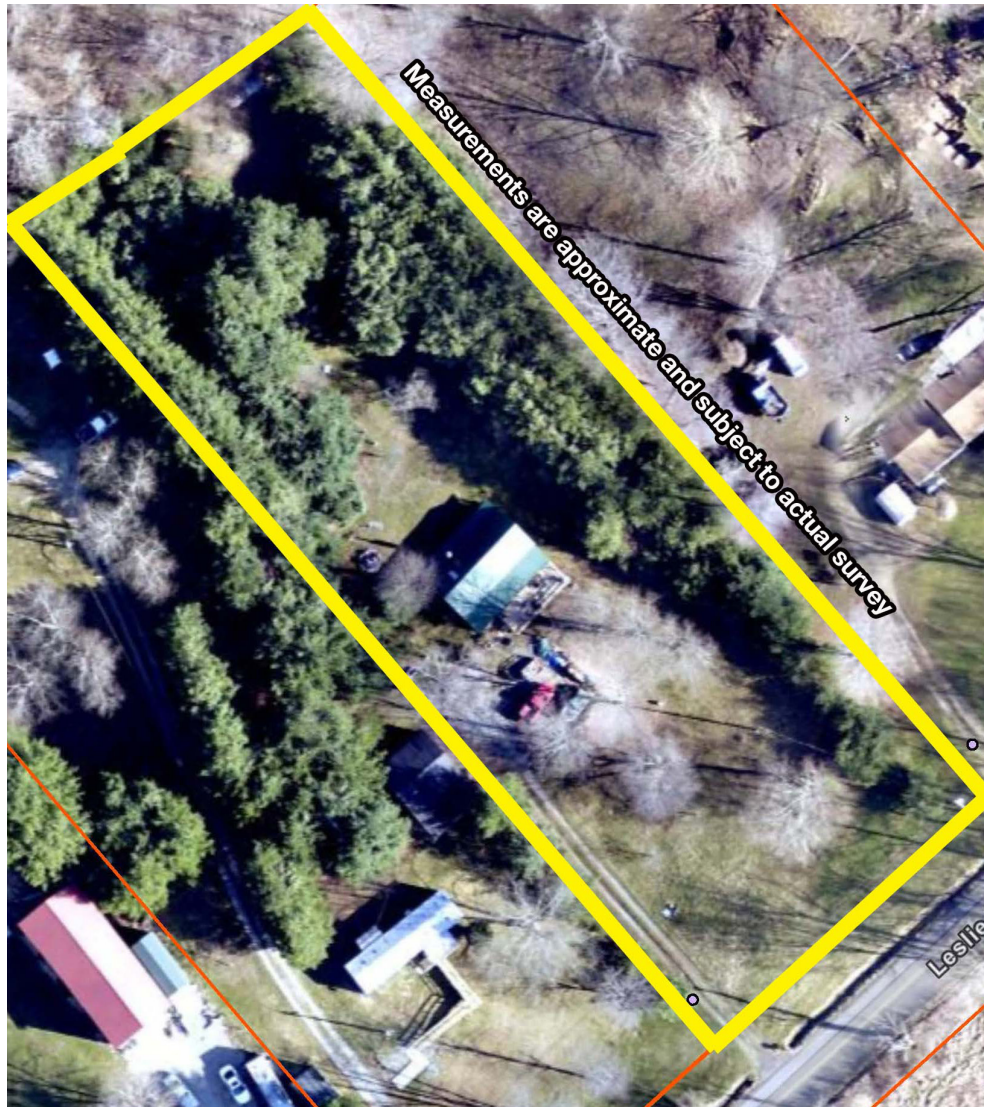
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Nestled back off the road, this cabin was hand built in 1997 with a great room with knotty pine finished A frame ceiling with skylights and wood burner. Kitchen with appliances, first-floor bedroom, full bath with claw foot tub, washer and dryer. Open staircase to upper loft level with large bedroom. Electric heat with wood burner. Enclosed front porch with swing. Covered rear porch. 2 storage sheds. Furnishings in home at time of transfer stay with the real estate. Recent updates include a new metal roof 4 years ago, new front deck 3 years ago, and new kitchen cabinets 2 years ago. Lot 140' x 410', wooded. Current taxes are \$936 per year. Located half a mile from Beaver Creek State Park Camping Area and hiking trails. Private setting, getaway. Home open for inspections at 4:30 PM on auction day. Plan to attend!

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: Bill & Leslie Vajner



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