



AUCTION

LEADING THE INDUSTRY SINCE 1945

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MONDAY – JULY 18, 2022 – 6:00 PM

Eyster Auction

PARK-LIKE SETTING COMPLETELY REMODELED THREE BED-ROOM, 1.5 BATH, WOOD-SIDED LOG HOME WITH LOADS OF ORIGINALITY – SANDSTONE FIREPLACE HAND-HEWN LOGS – 32 X 52 THREE-BAY DETACHED GARAGE WITH EFFICIENCY APARTMENT – BLACKTOP DRIVE – BEAUTIFULLY LANDSCAPED – SMALL STORAGE BUILDING – 13.7 ACRES WITH MATURE TREES – STREAM – WILDLIFE – NATURAL ROCK FORMATIONS & SPRINGS – MIDDLETOWN TWP. – COLUMBIANA CO. – BEAVER LOCAL SCHOOLS – MINERAL RIGHTS TRANSFER – BEAVER CREEK STATE PARK AREA – ONLINE BIDDING AVAILABLE

Absolute auction, family owned 32 years, all sells to the highest bidders on location:

49425 FREDRICKTOWN CLARKSON RD., NEGLEY, OH 44441.

Directions: Take Rt. 170 north of Calcutta, OH or south of Negley, OH to Fredricktown Clarkson Rd. and west to address or Fredricktown Clarkson Rd. east of Pancake Clarkson Rd. Watch for KIKO signs.



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

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Real Estate: Expertly maintained original wood-sided log home with loads of character. Main level features applianced kitchen with hardwood floors with breakfast bar, loads of cabinetry, dining area, 1/2 bath (plumbed for full bath), large living room with updated carpet, beautiful sandstone fireplace with gas logs, exposed hand-hewn logs and exposed beam ceiling. Three second-level bedrooms with new laminate floors, hall closet, main bedroom with walk-in closet, full bath. Full basement with laundry area & updated electric and plumbing with walkout. Total electric heat with Brunco wood burner, several window AC units, full-length covered front porch. New shingles in Nov. 2021, updated Anderson windows throughout. Detached 32 X 52 garage with (2) 10 X 10 & (1) 9 X 10 overhead doors. Fully insulated with water, electric, concrete floors, and drains. Full-length overhead storage with pull-down steps. Efficiency apartment, full-length 6' overhang/porch. Blacktop drive. Small storage building. Drilled water well, private septic system. Park-like setting. Beautifully landscaped. Mature trees, paths throughout the woods, stream, rock formations, wild-life. 13.7 acres – mineral rights transfer.

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: Charles H. Eyster, Jr.



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