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AUCTION

LEADING THE INDUSTRY SINCE 1945

SATURDAY – AUGUST 20, 2022 – 10:30 AM

Kemp Auction

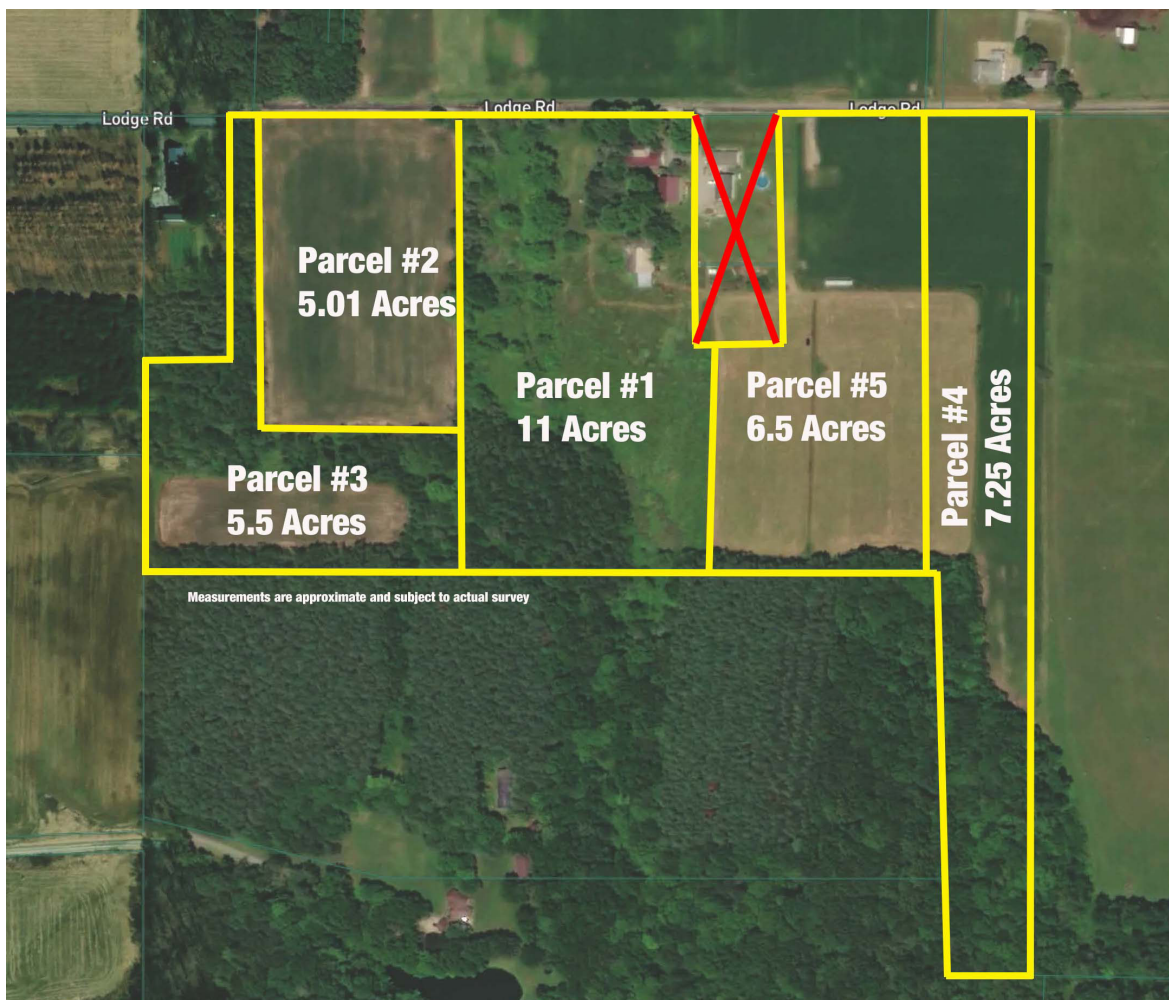
BEAUTIFUL 36-ACRE FARM

Farmhouse – Pole Barn – Fields - Woods - Offered In Parcels & Entirety
Salem Twp. – Columbiana Co., OH - On-Site & Online Bidding Available

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

38203 LODGE RD., LEETONIA, OH 44431

Directions: Take SR 45 north of Lisbon or south of Salem to St. Jacobs Logtown Rd., then go east to Lisbon Rd., then north to Lodge Rd. and east to auction. Watch for KIKO signs.



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

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Real estate features a beautiful 36-acre farm on a quiet country road. Improvements include a 4-bedroom, 2.5-bath farmhouse that needs priming and updates. Attached 1-car garage. Elec. hot water heat, vinyl sided, and slate roof. Nice 40'x48' pole barn built in 2004 with 2 sliding doors, partial concrete floor, and electric. Pastures, fields, and woods.

PROPERTY DIVIDED AS FOLLOWS:

PARCEL #1: Approx. 11 acres with improvements mentioned above. Pasture and wooded land.

PARCEL #2: Nice 5 acres tillable land. Lays real nice.

PARCEL #3: 5.5-acre hideaway tract. Small field to the rear.

PARCEL #4: Approx. 7.25-acre tract. Open and wooded land.

PARCEL #5: Approx. 6.5-acre tract. Mostly nice open ground.

NOTE: You'll like these parcels. Something for everyone. All mineral rights owned by sellers to transfer with. For questions on terms or help with financing contact auctioneer Matthew P. Kiko, 330-327-9617.

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 offered as a Multi Par auction and sold whichever way it brings the most.

AUCTION BY ORDER OF: Eric & Kristen Kemp and Tracy Kemp



Auctioneer/Realtor®

MATTHEW P. KIKO

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