



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**MONDAY – SEPTEMBER 26, 2022 – 5:30 PM**

## Farmhouse On 2.64 Acres

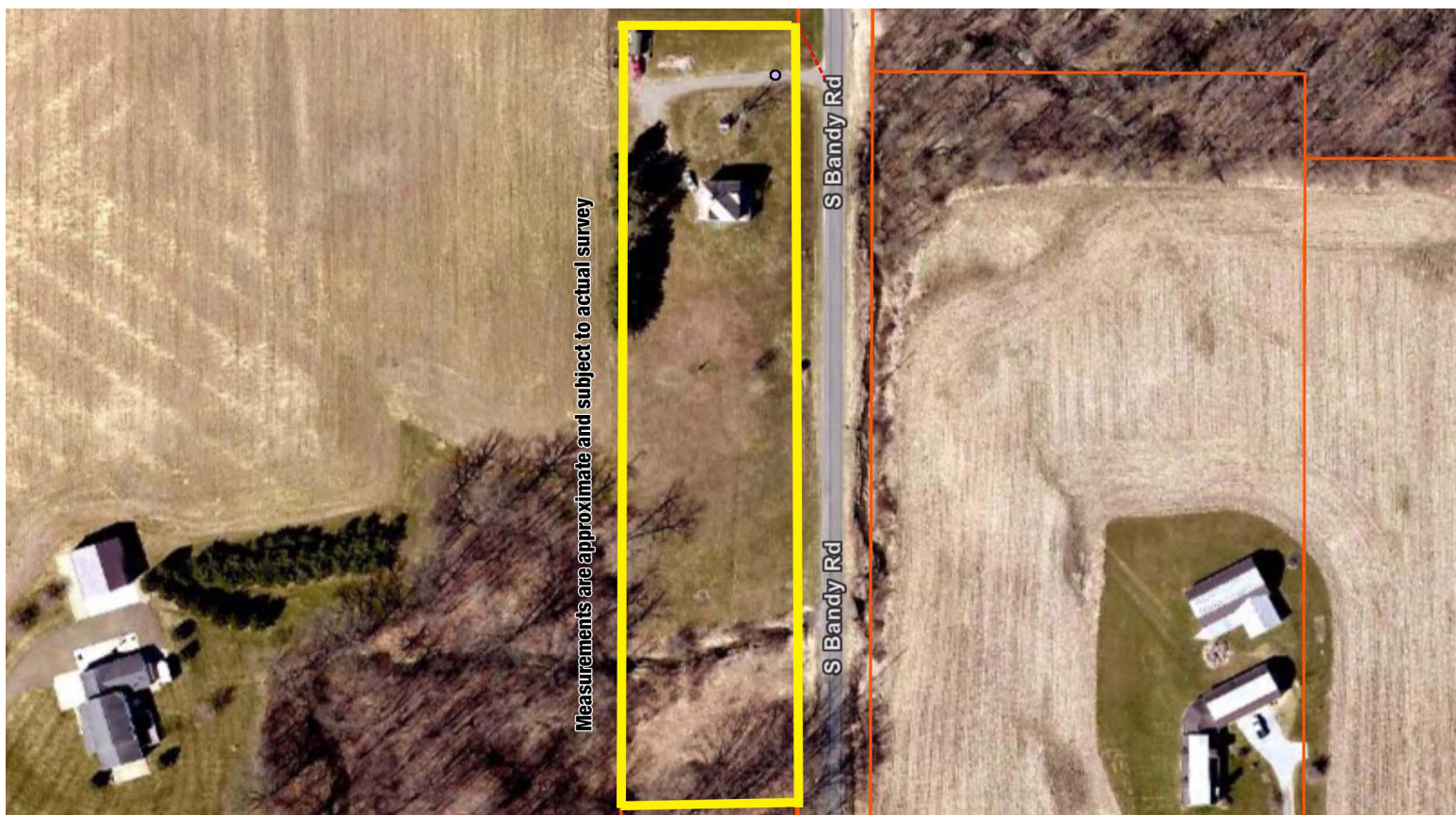
**KNOX TWP. – COLUMBIANA CO., OH – WEST BRANCH LSD**

On-Site & Online Bidding Available

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

**2775 BANDY RD., ALLIANCE, OH 44601**

Directions: Take Bandy Rd. south of RT 62 or north of Georgetown Rd. to auction. Watch for KIKO signs.



Real estate features a solid 2-story farmhouse on 2.64 acres. Needs some work. Main floor has large kitchen, dining room, living room, and a half bath. Second story has 3 large bedrooms with wood floors and a full bath. Large third-story attic. Original slate roof. Basement with oil furnace. Nice country location with room to build barn/pasture. Home open 1 hr. prior to bidding. All mineral rights owned by seller to 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. Property to be sold as an Entirety and not to be offered in separate parcels.

**AUCTION BY ORDER OF:** Linda Cunningham



Auctioneer/Realtor®

**MATTHEW P. KIKO**

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

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