



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**TUESDAY – OCTOBER 11, 2022 – 5:30 PM**

## Brick Ranch Home On 1.29 Acres

**NEEDS WORK – VERY NICE SETTING - ASPHALT CIRCLE DRIVEWAY**

Smith Twp. – Mahoning Co. – West Branch LSD - On-Site & Online Bidding Available

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

**11320 ISLAND CREEK DR., BELOIT, OH 44609**

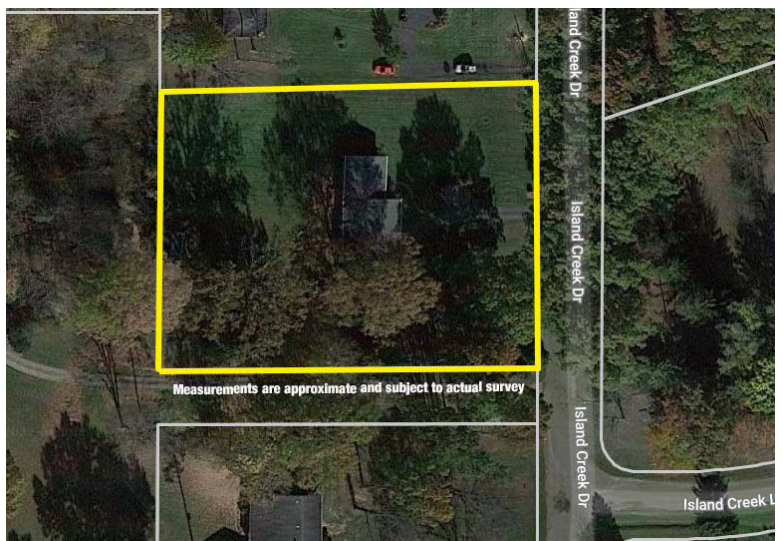
Directions: Take 12th St. north of RT 62 or south of SR 14 to Island Creek Ln., then west to Island Creek Dr. and right to auction.

Watch for KIKO signs.



Real estate features a brick ranch home on 1.29 acres built in 1965. Main floor has a kitchen, dining room, living room, rec room, 3 bedrooms, 2 full baths, pantry, and laundry. Basement (needs work) with 2 bedrooms, rec room with fireplace, oil furnace, and AC. Asphalt circle driveway and rear garden shed. West Branch LSD. Open for viewing 1 hr. prior to bidding. Bring your contractor!

**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.



**AUCTION BY ORDER OF:** Sally Barnes, Trustee



Auctioneer/Realtor®  
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Information is believed to be accurate but not guaranteed. KIKO Auctioneers

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