



AUCTION

LEADING THE INDUSTRY SINCE 1945

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**TUESDAY – JANUARY 10, 2023 – 12:00 PM
REAL ESTATE SELLS FIRST**

Real Estate - New Life Christian Church Of Waynesburg

**BEAUTIFUL BRICK 4,824 SQ. FT. FINISHED AREA – BLACKTOP
PARKING – CATHEDRAL CEILINGS – SEATS APPROX. 150
ONLINE BIDDING AVAILABLE ON THE REAL ESTATE**

Also Selling: Tables – Chairs – Other Misc.

Absolute auction, all sells to the highest bidders on location:

139 ROOSEVELT AVE., WAYNESBURG, OH 44688

Directions: Take Rt. 183 to Waynesburg, just on west side to Roosevelt. Watch for KIKO signs.



Real Estate: Quality two-level brick church built in 1955 - Each level approx. 4800 sq. ft. - features beautiful sanctuary with altar, cathedral laminated beam ceiling, stained-glass windows, 26 oak padded pews & rear viewing room. Main level also includes private office, meeting room, nursery w/ 1/2 bath, handicap accessible restroom plus ramp & dble. door entrance. Lower-level features large reception hall w/ 3 dividers, his/her restrooms, large kitchen, and storage rooms. 1 year old boiler, city utilities. .496-acre lot size - Property is in excellent condition. Organ, piano, projector, screen & kitchen equipment transfer w/ real estate. Drone video & photos on Kiko website. Shown by appointment or open house Monday January 2 from 12:00-1:30 PM. Call Rusty for help w/ financing or how to buy.

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.

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Items Selling Separate: Approx. 13 Lifetime 8' folding tables – 100+ metal folding chairs – 3 round oak tables with 4 chairs each – child's table and chairs – children's' books – fans – large screen TV – some office equipment and other misc.

TERMS ON CHATELS: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card accepted. 4% buyer's premium on all sales; 4% waived for cash or check when paid sale day. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.



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