



# AUCTION

*LEADING THE INDUSTRY SINCE 1945*

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**FRIDAY – JANUARY 20, 2023 – 12:30 PM**

**2.5 Acre Development Parcel With Home & Building**

**CONCORD TWP. – LAKE CO. – MENTOR SCHOOLS**

**CONVENIENT LOCATION – PUBLIC UTILITIES**

**SELLS ON LOCATION WITH ONLINE BIDDING AVAILABLE**

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

**10095 JOHNNYCAKE RIDGE RD. (SR 84), PAINESVILLE, OH 44077**

Directions: Take SR 84 west of SR 44 or just east of Old Johnnycake Ridge Rd. to property. Watch for KIKO signs.



**Real Estate:** Handyman home with modern addition. Original home with mudroom, large living room with stone/beam mantle, large eat-in kitchen area, formal dining room, full bath, three bedrooms up, unfinished basement, modern addition with separate entrance, rear deck, efficiency kitchen, living/dining area, full bath, and bedroom. Alum siding and shingle roof, separate gas, and elec. meters. Approx. 30 X 60 garage with overhead doors and concrete floor. 2.5-acre parcel. Home open at 11:00 AM auction day.

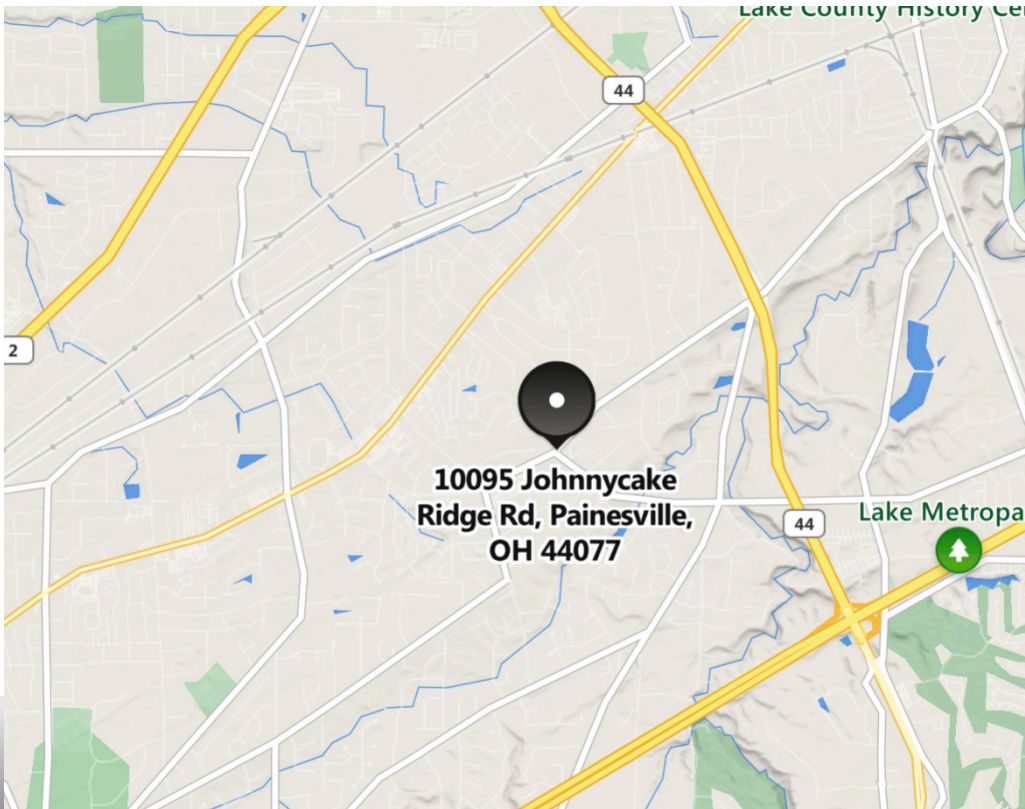
**TERMS ON REAL ESTATE:** 10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed.

**Auction By Order Of:** Claudia R. Salinger

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