



AUCTION

LEADING THE INDUSTRY SINCE 1945

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MONDAY – FEBRUARY 13, 2023 – 5:15 PM

Clara Marie Kelly Trust

**INVESTMENT OPPORTUNITY – FAMILY OWNED FOR YEARS
11 WOODED ACRES – IMPROVEMENTS INCLUDE GOOD
TWO-STORY, THREE-BEDROOM HOME PLUS APARTMENT/DU-
PLEX – DETACHED GARAGE – SALEM TWP. – COLUMBIANA CO.
– MINERAL RIGHTS TRANSFER**

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

4907 INDUSTRIAL RD., LEETONIA, OH 44431

Directions: Take St. Rt. 45 south of Salem, OH or north of Lisbon, OH to Industrial Rd. and address. Watch for KIKO signs.



Real Estate: 11 acres total – all wooded with good vinyl sided, two-story home with natural woodwork throughout. Main level features applianced kitchen, living room, dining room, enclosed front porch, main-level laundry. Three second-level bedrooms and full bath. Walk-up attic. Full basement with breaker electric, oil-fired boiler, softener, backup generator. Two-story apartment/duplex with attached garage. Main level with kitchen, living room, bedroom, full bath with jet tub and laundry area plus sunroom. Second level with kitchen, living room, bedroom, office or second small bedroom, sun porch, walk-up attic, fuel oil heat, new water tank, backup generator. 24 X 30 post & beam garage/barn with lower level. Frontage on St. Rt. 45 and Industrial Rd.

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.

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