



AUCTION

LEADING THE INDUSTRY SINCE 1945

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MONDAY – FEBRUARY 27, 2023 – 12:30 PM

GOOD TWO-STORY BRICK DUPLEX – FAMILY OWNED & OCCUPIED FOR YEARS – SALEM CITY – COLUMBIANA COUNTY CITY UTILITIES - ONLINE BIDDING AVAILABLE

ABSOLUTE AUCTION, all sells to the highest bidder on location:

465 & 467 N. LINCOLN AVE., SALEM, OH 44460

Directions: Take Lincoln Ave. north of State Street to address. Watch for KIKO signs.



Real Estate: Good brick up and down duplex. Top unit was owner occupied for years. bottom unit currently rented. Both with kitchen, living room and one bedroom each with full bath. Full basement, separate electric. Bottom unit with new hot water tank and FA gas furnace. Top unit has a gas boiler. Laundry area in basement. Rear parking, shingle roof approx. 5-6 years ago. Trim was painted 2 years ago. All separate utilities. Open 1 1/2 hours prior to auction sale 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:
Ellen E. Caruso as manager for
North Lincoln Avenue, LTD

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

800-533-5456 | kikoauctions.com





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