



AUCTION

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LEADING THE INDUSTRY SINCE 1945

Thursday – October 5, 2023 – 6:00 PM

Exciting Opportunity!

**Home & 3-Acre Lake on 20+ Acres
Offered In 2 Parcels & As Entirety**
CENTER TWP. – COLUMBIANA CO. – LISBON, OH

Live Auction With Online Bidding Available

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

37598 Saltwell Rd., Lisbon, OH 44432



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

800-533-5456 | kikoauctions.com



Open House: Auction Day At 4:30 PM

Real estate features 20.37 acres partly wooded land with a beautiful 3-acre spring fed lake, 60' deep in the center w/ plenty of clean aquifer fed water. Just a short walk from the Little Beaver Creek Greenway bike trail. 51% of gas & oil mineral rights to transfer to the buyer. Improvements include an approx. 1,451 SF vinyl sided home with two bedrooms upstairs and one bedroom downstairs. Main level has eat-in kitchen, living room, office, laundry & utility room, full bath, and enclosed porch. Full basement & one-car attached garage. Current taxes are \$1,748 per year on the entirety! Lisbon Local Schools. Property located 35 minutes south of Youngstown and 50 minutes from the Pittsburgh International Airport. Doors open auction day at 4:30 PM for viewing.

Note: Call George Kiko for help w/ financing and viewing this property at 330-418-1095. Property to be offered in parcels and together, selling whichever brings the most.

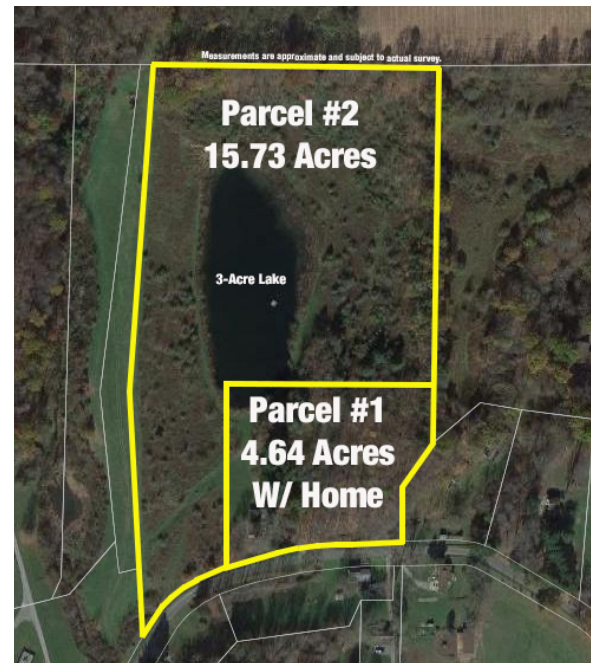
Divided as follows:

Parcel #1: Approx. 4.64 acres with home and lake access.

Parcel #2: Approx. 15.73 acres with 3-acre lake, woods, & wildlife.

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. Sold "as is". Property to be offered as a Multi Par auction and sold whichever way it brings the most.

Auction By Order Of: Bryan & Elana Brownfield Family



Auctioneer/Realtor®
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