

ABSOLUTE AUCTION

FRIDAY - MARCH 29, 2024 - 12:00 PM



REAL ESTATE



TWO-STORY FARMHOUSE

Offered In 5
Parcels

13659 W. AKRON CANFIELD RD.
BERLIN CENTER, OH 44401

LIVE AUCTION WITH ONLINE BIDDING

AUCTION HIGHLIGHTS

- Exciting Land Opportunity
- Ideal Building Lots
- Investment
- Recreational
- 74 Acres
- Western Reserve LSD
- Mahoning County
- Berlin Twp.
- No Zoning



Scan for auction
details, including
directions.

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highest bidders
on location.*

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Information is believed to be
accurate but not guaranteed.
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Entirety

Mahoning County parcel #220280008. Two-story farmhouse with 54' x 60' pole building situated on 74 acres. Nice rolling mostly tillable farmland with some woods/recreational areas. Property has 1,466' of frontage on Akron Canfield Rd. and 1,552' of frontage on Duck Creek Rd. Real estate half year taxes are \$1,839. All mineral rights owned by sellers to transfer; no current income.

Parcel #1

Two-story Farmhouse – 54' x 60' Pole Building – 6.2 Acres – 786' Frontage: Home was built in 1900 having approx. 1,800 SF. Main level having kitchen, living room, bedroom, full bath, and back porch. Second level has two bedrooms (one is a walk through). Full unfinished basement with 2019 oil furnace and breaker electric. Home has vinyl siding, updated roof shingles, modern windows, and well/septic. House was used as a rental for several years. Open auction day at 10:00 AM for inspection.

Parcel #2

8.8-Acre Corner Lot With 680' Frontage On W. Akron Canfield Rd. And 450' Frontage On Duck Creek Rd. - All Open Tillable Land

Parcel #3

31 Acres Open Tillable Land – 359' Frontage On Duck Creek Rd.

Parcel #4

15 Acres Mostly Tillable Land With Some Recreational Ground In The Rear – 180' Frontage On Duck Creek Rd.

Parcel #5

13 Acres Of Woods, Brush, And Tillable Land – 563' Frontage On Duck Creek Rd.

Auctioneers Note

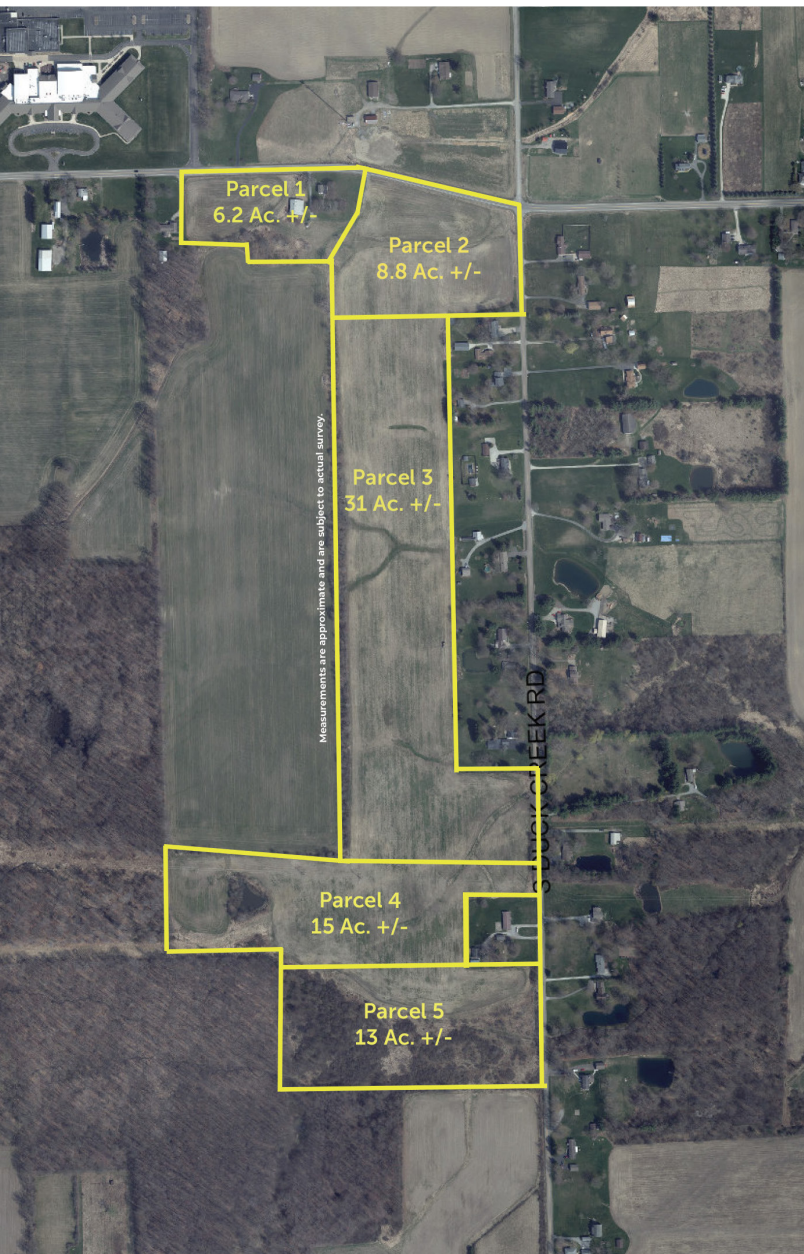
Great opportunity to invest in land. Ideal building parcels or recreational land. Land will be offered separately and together selling the way that it brings the most. Everything will be sold from parcel #1 location. All mineral rights owned by the sellers will transfer to the new buyers, no current income. Walk land with permission only, call/text Jeff R. Kiko, 330-206-1079.

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

Auction By Order Of

Mark Morgan POA For Susan Morgan



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REALTORS
AUCTIONEERS
ADVISORS

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