



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**THURSDAY – SEPTEMBER 8, 2022 – 5:00 PM**  
**REAL ESTATE SELLS AT 5:30 PM**

## **Brick Ranch Home With Shop On 23 Acres**

**FOUR BEDROOM, 2,087-SQUARE-FOOT BRICK RANCH HOME WITH TWO-CAR GARAGE ON 23.6 ACRES – 40 X 60 FINISHED SHOP – 40 X 60 BLOCK BUILDING – 20 X 16 SHED PASTURE WITH HIGH-TENSILE FENCE - BEAVER LOCAL SCHOOLS – COLUMBIANA CO. – MADISON TWP.**

Also Selling: Jr. Sprint Car – Furniture – Tools – Motorhome

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

**15857 ST. RT. 45, LISBON, OH 44432**

Directions: Located on St. Rt. 45, 8 miles south of Lisbon, 3 miles south of Westpoint. Watch for KIKO signs.



**Real Estate:** 2,087-square-foot brick ranch featuring large kitchen with newly installed Granite countertops and laminate flooring, SS appliances and breakfast bar. Large dining area and living room with new flooring as well. Master suite with full bath, plus additional three bedrooms and another full bath. Additional finished bedroom/office in basement. Attached two-car garage with 2 overhead doors, full walkout basement with 11-course block. Updated central air and furnace. Outside is a 40 X 60 steel-sided shop, insulated and finished with propane furnace and hot water heater. Shop has a separate aeration septic system for former efficiency apartment that is partially removed. 40 X 60 block building with 2 sliding doors. Approx. 4 acres of high-tensile fence pasture with 20 X 16 three-sided shed – part of fence was taken down. Approximately 1,175 ft of frontage, balance of open and wooded land with plenty of nature.

**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.

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**Dirt-Track Car – Furniture – Motorhome – Tools:** Junior Sprint car with open motor and stock motor - American Econoline 300 by Cobra motorhome – 100-gal truck bed fuel tank w/ Fillrite pump – like-new Kohler XT 7.75 post-hole digger – Homak RS Pro tool chest – 20-ton shop press – Chicago flux 125 welder – 350 Olds engine – DeWalt elec grinder – old 24-ft flatbed for bridge – 125-gal poly tank – pile of misc. lumber – 2 sofas – hutch – office desk – bird cage – Sanyo TV – misc. hardware

**TERMS ON CHATTELS:** Driver’s license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card accepted. 4% buyer’s premium on all sales; 4% waived for cash or check when paid sale day. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.



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