



AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

FRIDAY - SEPTEMBER 16, 2022 - 12:00 PM
REAL ESTATE SELLS AT 12:30 PM

Nice Home On Double Lot - Lake Mohawk
3 Bedroom - 2 Full Baths - Lot Numbers 233 & 234

BROWN TWP. - BROWNSD - CARROLL COUNTY

Also Selling: Tools - Furniture - Household - Collectibles - Firearms

Online Bidding Available On Real Estate Only.

ABSOLUTE AUCTION, all sells to the highest bidder. Location:

186 Oneida Trail, Malvern, OH 44644

Directions: Enter Lake Mohawk main gate, take first left onto Oneida Trail and follow for 1.4 miles to auction location, home is on right hand side.

OPEN HOUSE: MONDAY - SEPTEMBER 12, 2022 - 4:00-6:00 PM



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

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REAL ESTATE: Nice, well maintained split-level home in Lake Mohawk. Featuring 1,716 SF of living space and an additional 572 SF finished basement. Situated on 0.76-acre double lot. Main level includes an open concept living and dining area, kitchen with plenty of storage, and a sliding back door opening onto your deck with lake views through the trees. Three spacious bedrooms and one full bath on the upper level. Lower level includes an additional cozy living space with gas stone fireplace and sliding door having access to lower section of deck, as well as a mud room with access to the attached two-car garage. The finished basement space features an extra full bath and laundry room, as well as an open sitting area with pool table, great for entertaining. Updates include new roof in approx. 2015, new grinder pump in approx. 2017, and water heater in 2014. Half year taxes are \$948.64. Parcel numbers 03-0001848.000 and 03-0001788.000. Call auctioneer with questions.

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.

ALSO SELLING: Stevens Model 940A 20 Guage - .22 Rifle - Coca-Cola Cooler - Craftsman Riding Mower - Air Compressor - Power Washer - Toolboxes - Socket Sets - USA Hand Tools - Power Tools - Solid Dining Room Table And Hutch - Hall Tree With Bench - Barbie Collection - Older Toys - Beer Signs - Patio Furniture - Washstand With Bowl And Pitcher - Drum Set Stands And Accessories - Stereo Equipment And Speakers - Fishing Poles - Gnomes - Figurines - Glassware - Misc. Household Items And Nice Furniture - And More!

TERMS ON CHATTELS: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard 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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