



AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

SATURDAY – SEPTEMBER 24, 2022 – 1:00 PM

Damascus Livestock Auction

25-ACRE LIVESTOCK AUCTION BARN FACILITY SINCE 1927
ESTABLISHED BUSINESS – 70 X 170 HAY BUILDING – 36 X 48
ENCLOSED POLE BUILDING – LARGE GRAVEL PARKING LOT
RESTAURANT – CELL TOWER INCOME – NH SKID STEER &
MINERAL RIGHTS TO TRANSFER – BUTLER TWP.
COLUMBIANA CO. – OFFERED IN PARCELS & AS UNIT

Owner retiring. To settle the estate, all sells on location:

690 VALLEY RD., SALEM, OH 44460

Directions: Take State St. (Rt. 62) west of Salem or east of Alliance to Valley Rd. in Damascus and south to address. Watch for KIKO signs.



Real Estate: Parcel #1 – Auction held every Tuesday. Approx. 8.9 acres with auction barn facility with auction ring, restaurant, office, several holding pens, loading dock, large gravel parking lot, and restrooms. Metal roof on most of the barn approx. 10-12 years ago. 70 X 170 drive-through hay building. 36 X 48 enclosed pole building. Cell tower income approx. \$1200 month. NH L250 gas skid loader to go with this parcel.

Parcel #2 – Approx. 16 acres. Open farmland. Lays really nice.

Note: Mineral rights transfer with each parcel. Owner to keep business going and assist new owner with transfer.

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.



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