



AUCTION

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LEADING THE INDUSTRY SINCE 1945

FRIDAY – FEBRUARY 24, 2023 – 5:00 PM

Estate Auction

RUSTIC HOME ON 17.5 ACRES – 3-CAR GARAGE

Heated Shop Building - Beautiful Elevated Setting With Panoramic Views

Woods – Wildlife - Yellowcreek Twp. – Columbiana Co.

On-Site & Online Bidding Available

All sells to settle the estate on location:

1054 TORRENCE DR., WELLSVILLE, OH 43968

Directions: Take SR 45 north of Wellsville or south of RT 30 to Torrence Dr. and west to auction. Watch for KIKO signs.



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

800-533-5456 | kikoauctions.com



Real estate features a rustic home with a very nice, heated shop on 17.5 acres. No zoning. Home built in 1982 with 3 bedrooms (master on main floor), 2 full baths, 2 fireplaces, full basement w/ elec. furnace, pellet stove, and central AC. Attached 3-car garage. Home needs spruced up but has a terrific view. Nice, heated shop building with 3 overhead doors, oil furnace, half bath, and lean-to storage addition. Small field and balance wooded. You'll like this property! For more information or help with financing call Matt Kiko, 330-327-9617.

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.

AUCTION BY ORDER OF: Columbiana Co. Probate case #2022 ES 00112



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