



# AUCTION

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*LEADING THE INDUSTRY SINCE 1945*

**WEDNESDAY – APRIL 19, 2023 – 12:30 PM**

## **4.48 Acres W/ 32x40 Pole Barn**

**NEW CONSTRUCTION – UNFINISHED HOME**

**OSNABURG TWP. – STARK CO., OH – OSNABURG LOCAL SCHOOLS**

Live Auction With Online Bidding Available

ABSOLUTE AUCTION, all sells to the highest bidder on location:

**6636 WESTFALL ST. SE, WAYNESBURG, OH 44688**



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

**800-533-5456 | kikoauctions.com**





Stark Co. parcel #10010443 features 4.48 acres land with nice setting. Improvements include new construction unfinished home (trusses, blueprints, septic approval all transfer) 6" concrete ICF walls first floor, 8" ICF walls lower level, footers, first floor, all installed. Home designed with 1,656 SF open floor plan on main level. Walk out basement with full Egrees windows for bedroom abilities, breezeway with basement access, basement being 1,536 SF. Excavated porch for fruit cellar, storage. (\$11,500 Anderson 200 windows N.I.B available to purchaser at \$9,000 approx. 19 total windows.) Property also features 32'x40' pole barn built in 2019. North side has 13'x40' lean-to addition and south side has 12'x24' lean-to addition (both in 2019). Barn has concrete, electric (100amp service - 220), loft area, etc. Additional outbuildings include chicken coop w/ wire corn crib run.



**NOTE:** Property shown by appointment only. Call George Kiko for help w/ financing & details 330-418-1095

**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:** Jason & Michelle Conrad - Helms



Auctioneer/Realtor®  
**GEORGE P. KIKO**  
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Measurements are approximate and subject to actual survey.

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