



AUCTION

LEADING THE INDUSTRY SINCE 1945

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THURSDAY – MAY 25, 2023 – 12:00 PM

29-Acre Farm With Scenic Views

THREE-BEDROOM FARMHOUSE – 52'X158' HORSE/CATTLE BARN

20 Acres Wooded – 9 Acres Pasture

Columbiana County – Beaver LSD – Middleton Twp.

On-Site Auction With Online Bidding Available

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

46614 Clarkson Rd., Rogers, OH 44455

Directions: Take Rt. 7 south of Rogers, OH to Clarkson Rd. (CR 426) then left to auction.



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

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Real estate features a beautiful 29.49-acre setting situated on top of the hill overlooking pastures and woods. Two-story farmhouse needs some TLC and updating. Main level has mudroom, kitchen, living room, full bath and living room with fireplace. Second level has three bedrooms. Unfinished basement has breaker electric, LP furnace and is on well/septic. Home was built in 1930 and has approx. 1,680 SF, vinyl siding and replacement windows. Real estate half year taxes are \$1,874.18. Pole building is approx. 52'x158' total. Upper barn is 52'x91' with 17 box stalls, dirt/gravel floor, electric, water and 6 overhead doors. Lower barn is approx. 52'x67' mostly open with the potential for loads more stalls. Great property with loads and loads of potential. Parcel #45-02808.000. Loads of wildlife. Walk the land with permission only, call Jeff Kiko.

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 sold as an Entirety and not to be offered in separate parcels.



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