



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**STARTS: MONDAY - JULY 24, 2023 - 12:30 PM**  
**ENDS: THURSDAY - JULY 27, 2023 - 12:30 PM**

## Denver L. Belknap Estate Auction

3 REAL ESTATE OPPORTUNITIES - MINERVA/MALVERN AREAS

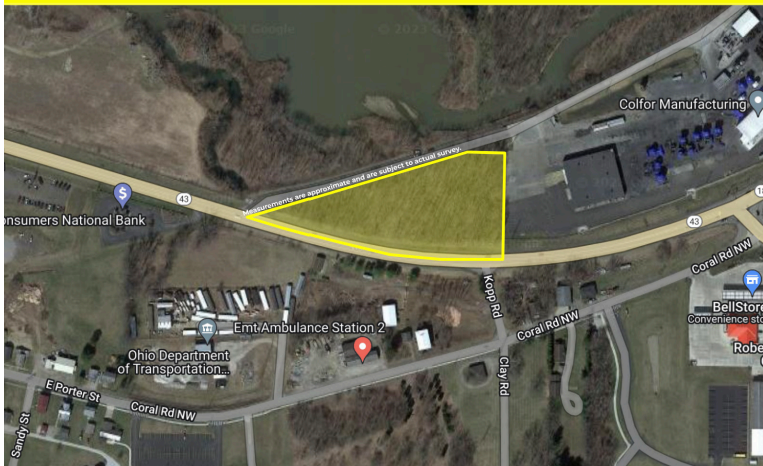
Online Only Auction

**AUCTION #1: ALLIANCE RD. NW, MALVERN, OH**

**AUCTION #2: SCRANTON AVE. MINERVA, OH**

**AUCTION #3: 10638 ROCHESTER RD., EAST ROCHESTER, OH 44625**

AUCTION #1



AUCTION #3



AUCTION #2



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

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2722 Fulton Dr. NW, Canton, OH 44718  
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## 3 REAL ESTATE OPPORTUNITIES MINERVA/MALVERN AREAS

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### **Auction #1: 3.633 Acres of Vacant Land - Alliance Rd. NW, Malvern, OH.**

Real estate features 3.633 acres of mostly wooded land, situated in Brown Township (No Zoning). Property has approximately 800' of frontage on Alliance Rd NW (State Rt. 183), between Malvern and Oneida. High traffic count with good exposure. Carroll County PPN: 03-0002079.001. Current taxes are \$125.25 per half.

**BIDDING ENDS: THURSDAY - JULY 27, 2023 - 12:30 PM**

### **Auction #2: 2.2 Acres of Vacant Land - Scranton Ave. Minerva, OH.**

Real estate features approximately 2.2 acres of mostly wooded land. Located in the village of Minerva, on the south side of Scranton Ave. Sale includes 15 deeded parcels, selling as an entirety. Carroll County. Current taxes are \$76.08 per half. This property does not have direct road frontage, see maps for alley access points. Most convenient alley access is located at 201 Scranton Ave. Contact listing agent before walking this property.

**BIDDING ENDS: THURSDAY - JULY 27, 2023 - 1:00 PM**

### **Auction #3: 10638 Rochester Rd., East Rochester, OH 44625.**

Real Estate features the original West Township Grange Hall situated on a 40'x100' corner lot. Commercial structure includes a 384' SF rustic meeting hall with an updated steel roof, gas FA furnace, and electric service. Drive by and look this property over.

Located on the southeast corner of Rochester Rd. and School St. Columbiana County PPN: 79-50016.000. Current taxes are \$73.79 per half.

**BIDDING ENDS: THURSDAY - JULY 27, 2023 - 1:30 PM**

**TERMS ON REAL ESTATE:** 20% 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:** Norma J. Belknap, Executrix of the Denver L. Belknap Estate. Carroll County probate case #20221013.



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