

# ABSOLUTE AUCTION

SATURDAY, MARCH 16, 2024 – 11:00 AM



REAL ESTATE



## RUSTIC COUNTY HOME

15.96 Wooded Acres  
W/ Nature And  
Recreation

52819 BURSLEY RD., NEW  
LONDON, OH 44851

## LIVE AUCTION WITH ONLINE BIDDING

### AUCTION HIGHLIGHTS

- 2,701 Sq. Ft. Living Area
- 15.96 Acres Wooded
- Vaulted Ceilings in Kitchen and Great Room
- Wood Burning Fireplace
- 3 Bedrooms, 1.5 Baths
- Back Deck and In-Ground Pool
- 32' x 56' Shop Pole Building W/10' Lean-To

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Information is believed to be  
accurate but not guaranteed.  
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Absolute Auction.  
All sells to the  
highest bidder on  
location.



**REAL ESTATE**

15.96 acres wooded with trails, nature, and wildlife. This rustic country home with 2,701 sq. ft of living area was built in 1985. The main floor has a front door entrance to a large great room w/ vaulted ceiling w/ fan, wood burning fireplace and sliding door to a large side deck area. Kitchen with vaulted beamed ceiling, fan, side door entrance and sliding door to back deck and in-ground pool. Kitchen features tile floors, dinette area, custom oak cabinets with under bar lighting, granite countertops, electric range, built in microwave, dishwasher, trash compactor, and side by side refrigerator. Bedroom w/ walk-in closet and half bath, bedroom w/ small walk-in closet. Full bath. 2nd floor bedroom. Full divided walkout basement w/ wood burning stove, bedroom, recreation room, and washer & dryer. New propane furnace. Central air. Public water and septic.

**SHOP POLE BUILDING**

Approx. 32' x 56' long with a 10' covered lean-to. Shop area at the front, open area at the rear.

**NOTE**

Property was a former tree farm and is not being offered in parcels but will sell as an entirety only. Property is currently in 6 parcels of record. Taxes per year are \$2,870.11 under CAUV.

**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.

**AUCTION BY ORDER OF**

Angela Shay



**JOSEPH P. GORDON**  
AUCTIONEER/REALTOR®  
330.805.7627  
joegordon@kikocompany.com



REALTORS  
AUCTIONEERS  
ADVISORS

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