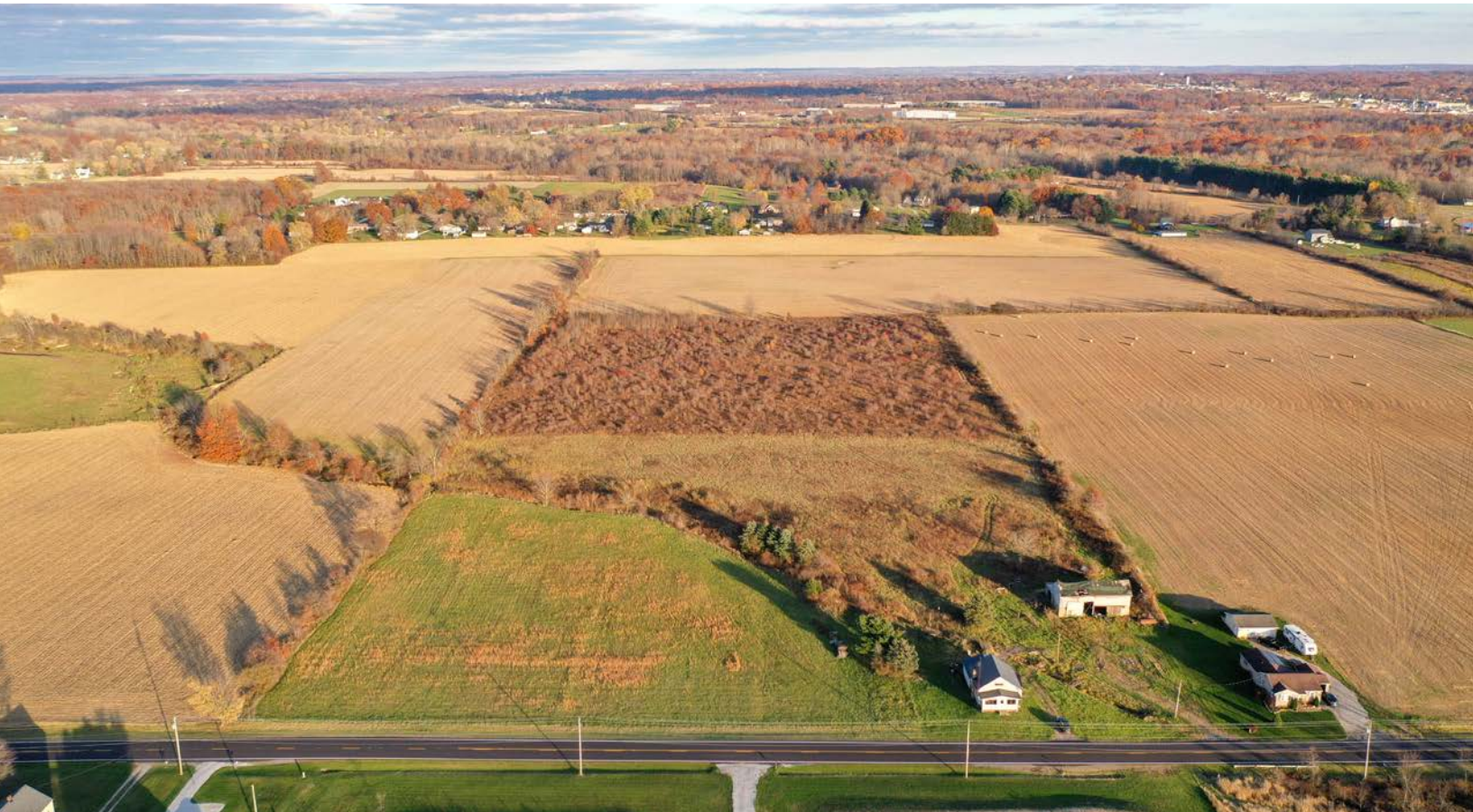


# ABSOLUTE AUCTION

FRIDAY, DECEMBER 13, 2024, 12:30 PM  
LIVE AUCTION W/ ONLINE BIDDING



## 20-ACRE FARM W/ HANDYMAN FARMHOUSE OFFERED IN 2 PARCELS

Fixer Upper W/ Potential  
Nice Location

Marlington Local Schools  
Lexington Twp., Stark Co., OH

9912 MOULIN AVE. NE,  
ALLIANCE, OH 44601

Real estate features 20 acres of tillable and wooded land with nice elevation in back w/ ample road frontage of 650'. Stark Co. parcel #2803769. Bungalow home w/ 3 bedrooms upstairs, open kitchen and great room on main level w/ full bath. Full basement w/ new 2-car pole garage. Home has new steel roof in 2023 and the beginning of electrical and drywall work. This project is ready for you to finish. Current taxes are \$1,284 per half year. Marlington Local Schools. You'll like this location! Old block foundation 2-story barn is in need of repair. Walk land over at your convenience. Gas and oil rights do not transfer.

For help w/ financing call George Kiko at 330.418.1095.

[www.kikoauctions.com](http://www.kikoauctions.com) | 800.533.5456

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



MEMBER SERVICE MARK  
MLS



Scan for auction details, including directions.

Absolute Auction.  
All sells to the highest bidders on location.



**Divided As Follows:**

**Parcel #1.** 10 acres w/ house and old barn. Approx. 325' frontage.

**Parcel #2.** 10 acres vacant land w/ open field in front. Creek and nice elevation in back. 325' frontage.

**Note:** Property offered in parcels and as entirety selling whichever brings the most.

**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 offered as a Multi Par auction and sold whichever way it brings the most.



**GEORGE P. KIKO**  
**AUCTIONEER/REALTOR®**  
 330.418.1095  
 george@kikocompany.com



**REALTORS**  
**AUCTIONEERS**  
**ADVISORS**

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

