



AUCTION

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LEADING THE INDUSTRY SINCE 1945

TUESDAY – AUGUST 8, 2023 – 5:30 PM

Country Home & Garages On 4+ Acres

POND & WOODS – 2,100 SF- 4 BEDROOMS – 2 FULL BATHS

Wood Workshop – 4 Garages – Summer Patio

West Branch Local Schools

Goshen Twp. – Mahoning Co.

Live Auction W/ Online Bidding Available

Owner is downsizing. Absolute auction, all sells to the highest bidder on location:

15831 GARFIELD RD., SALEM, OH 44460



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

800-533-5456 | kikoauctions.com





Real estate features 4+ acres nearly all wooded land. Fishing pond behind the home. 2-car detached garages w/ summer breezeway. Two story farmhouse w/ 3 bedrooms upstairs plus small 4th bedroom & full bath downstairs. Main level has living room, office, laundry area, kitchen w/ full breakfast table booth. Rear family room w/ wood burning stove, log ceiling, storage, and rear enclosed porch. Two-car attached garage. Large woodworking workshop room & storage barn for mowing equipment. Full basement under original house, Brunk whole house wood burner and propane gas furnace w/ central air. (Propane tank is a rental). Home has updated shingled roof on the main home 2 years ago. Well & septic. Nice setting. Current taxes are \$1,046.58 per half year.

NOTE: Furnishings, JD Lawnmowers – Selling online only. Visit www.kikoauctions.com to bid.

Home open auction day at 4:30 PM or by appointment. Call George Kiko for help w/ financing at 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: Claudia Barrett



Auctioneer/Realtor®
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