



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**Thursday - October 26, 2023 - 5:30 PM**

**45+/- Acres - Mostly Wooded With Young Timber  
Early Farmhouse Ready For Remodel  
1,928 SF Workshop - Sells As A Unit  
Mineral Rights Transfer**

**BERLIN TWP. - MAHONING CO.**

Live Auction With Online Bidding Available

All sells to settle the estate on location:

**16485 Mock Rd., Berlin Center, OH 44401**

Directions: Take Rt. 534 south of I-76 or north of Rt. 224, then head west on Mock Rd.



**Real Estate:** 45+/- acres. Family owned for many years. Mostly wooded recreational property. 4-bedroom farmhouse built in 1910. Home is ready for your fixing up, needs work. Aluminum siding, good, shingled roof. Septic passed recent county inspection. 1,928 SF workshop included on the property, previously used as a ceramic shop. Mineral rights owned by seller to transfer. Oil & gas income. 2 small streams run through the property. Abundance of wildlife. You will like the seclusion and charm of this property. Call/text auctioneer before walking the property.

**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:** Trent Ahart, Executor of the David L. Ahart Estate. Mahoning County Probate case #2023ES00513.



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