

ABSOLUTE AUCTION

SATURDAY, MARCH 1, 2025, 10:30 AM



REAL ESTATE



RAISED RANCH HOME, DOCK, POOL, (2) VACANT LOTS

Guilford Lake State Park

1640 SOUTH LN.,
HANOVERTON, OH 44423



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



Scan for auction details, including directions.

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

LIVE AUCTION WITH ONLINE BIDDING

DIRECTIONS: Take Rt. 172 east of Rt. 9 or west of Depot Rd. Then north on Lakeview Rd., left on Ridgeview, left on South Ln. Watch for KIKO signs.

PARCEL #1 Features a 3-bedroom, 2 full bath raised ranch home. Situated on over 1 acre of private, level land. Blacktop driveway leads to a nice 2-car garage. Added luxury of the inground saltwater swimming pool with heating system. Dock space (#11420) transfers with this property.

The home was built in 1950 and has 2,800 SF of total living space. Upgrades include a 3-season sunroom with lake views, updated master bathroom with garden tub & walk-in shower, and a climate-controlled greenhouse. Finished walkout basement. Public sewer. Drilled well. (2) 200-amp breaker electric panels. Kinetico water system. Columbiana County PPN: 27-01004.000 & 27-01005.000.

This parcel will be sold first and not offered with parcel #2 and #3. Open house will be held on Thursday, February 20, 2025, 4:00-5:30 PM

PARCEL #2 .36+/- acres vacant land with frontage on Hostetter Rd. Electric and county sewer available. Columbiana County PPN: 27-01515.000

PARCEL #3 .33+/- acres vacant land with frontage on South Ln. Electric and county sewer available. Columbiana County PPN: 27-01888.003

Explore Guilford Lake State Park and the activities the 396-acre lake has to offer here: <https://ohiodnr.gov/go-and-do/plan-a-visit/find-a-property/guilford-lake-state-park>

NOTE: Parcel #1 will be sold first. Parcel #2 and #3 will be offered separately then together and will be sold whichever way 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.



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AUCTIONEERS
ADVISORS

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