



AUCTION

Realtors • Auctioneers • Advisors

LEADING THE INDUSTRY SINCE 1945

WEDNESDAY - AUGUST 2, 2023 - 6:00 PM

**Get-A-Way Retreat
Ranch Home - Lake - Woods
5.75 Acres - Carroll County
LIVE AND ONLINE BIDDING AVAILABLE**

Online Bidding Begins: Sunday July 30, 2023 - 6:00 PM

Absolute auction, property will sell to the highest bidder on location:
9005 Overture Rd. NE, Mechanicstown, OH 44651

Directions: From Carrollton, go east on SR 39, then south on SR 524, left on Avon Rd., and right onto Overture. Watch for KIKO signs.

Home will be open for inspections at 4:30 PM on auction day.



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

800-533-5456 | kikoauctions.com



Quiet rural setting! Well maintained property featuring cozy ranch home having two bedrooms, two full baths, kitchen with appliances, laundry, and family room with wood burner. Electric heat, new windows 2022, and metal roof. Walk out to covered rear porch and hot tub. Detached 24' x 32' garage with new roof, electric, wood burner, water, and covered rear porch overlooking lake. Stocked spring fed lake with two docks and swings. Other small shed with new roof, outhouse, and playhouse up in the woods. Situated on 5.75 acres with nice, cleared walking trails in the woods for hunting and recreational use. Current taxes \$870 per year. Time to enjoy yourself, check it out!



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: Edward Duane Block and Elva Mae Block, Trustees of the Edward Duane Block and Elva Mae Block Revocable Trust



Auctioneer/Realtor®
THERESA BLOCHER
 330-495-3789
 blocher@kikocompany.com

800-533-5456 | kikoauctions.com

