



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**Tuesday – September 12, 2023 – 5:30 PM**

## Estate Auction

**Secluded Home On 3 Acres – Built In 2002**

**4-Bedrooms – 3 1/2 Baths – Fox Twp.**

**CARROLL COUNTY, OH – CARROLLTON SCHOOLS**

Mineral Rights Transfer

Sells to settle the estate on location:

**3051 OCEAN RD., SALINEVILLE, OH 43945**

Directions: Take SR 39 east of Mechanicstown or west of Salineville to Ocean Rd. and go south to auction. Watch for KIKO signs.



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

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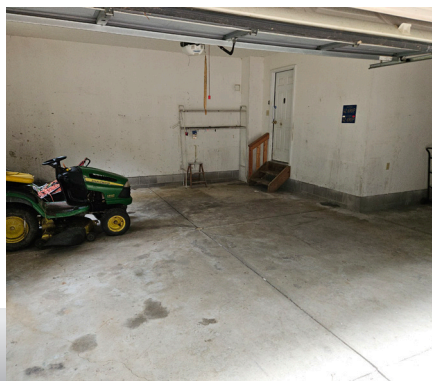
Features a one-owner home built in 2002, 2,520 SF. Main floor has large kitchen open to living room with fireplace, formal dining room, sitting room, owners suite with full bath having shower, garden tub and walk-in closet, main floor laundry and a half bath. Nice, vaulted foyer to second story having another owner's suite w/ shower, garden tub, walk-in closet, 2 additional bedrooms, and a full bath. Recent updates include new carpeting and bath updates. Full basement (could be finished) with LP gas furnace, outdoor wood burner, and garage size door for vehicles. Home has covered front porch and rear deck, and a 2-car attached garage. Small storage shed. Land mostly wooded. Very quiet and secluded. All mineral rights owned by seller to transfer subject to any leases of record. Shown by appointment and open auction day at 4:00 PM.



**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:** Brittany Hubbard and Venetia Bohn, Co-Administrators of the Franklin Hubbard Estate. Carroll County probate case #20221177.



Auctioneer/Realtor®  
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