

# ABSOLUTE AUCTION

MONDAY, NOVEMBER 11, 2024, 5:00 PM



REAL ESTATE



## LIVE AUCTION WITH ONLINE BIDDING

### AUCTION HIGHLIGHTS

- Small Barn
- Beautiful Wooded Area
- Open Land
- Offered Multi Par In Two Parcels
- Perry Twp.
- Columbiana Co.
- Salem Schools
- Adjacent To City Limits
- Sewer & Water
- Nice Area, Lots Of Potential

### REAL ESTATE

Parcel #1: 1.39 acres land with vinyl sided Cape Cod home with two-car attached garage, small barn in rear. Main home 28 X 30 with 24 X 24 attached two-car garage and 13 X 22 rear enclosed porch with fireplace. Kitchen with appliances, dining room, large living room, two bedrooms, hardwood floors, full bath, large second-level bedroom with lots of knee-wall storage and closets. Full basement with FA oil heat with central air, 100-amp breakers. Concrete drive, good solid home, needs updated, built in 1941, older concrete block three-bay garage in rear. Nice lot

Parcel #2: Approx. 11 acres, 1/3 heavily wooded with good marketable timber and open field in rear. Lays real nice. Development potential for sure, nice country estate. Family owned 74 years. Zoned AG, Res-1, and Ind (see map). Sewer & water next door.

## 12+ ACRES WITH CAPE COD HOME

1267 BEECHWOOD RD.,  
SALEM, OH 44460

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Information is believed to be accurate but not guaranteed.  
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Scan for auction details, including directions.

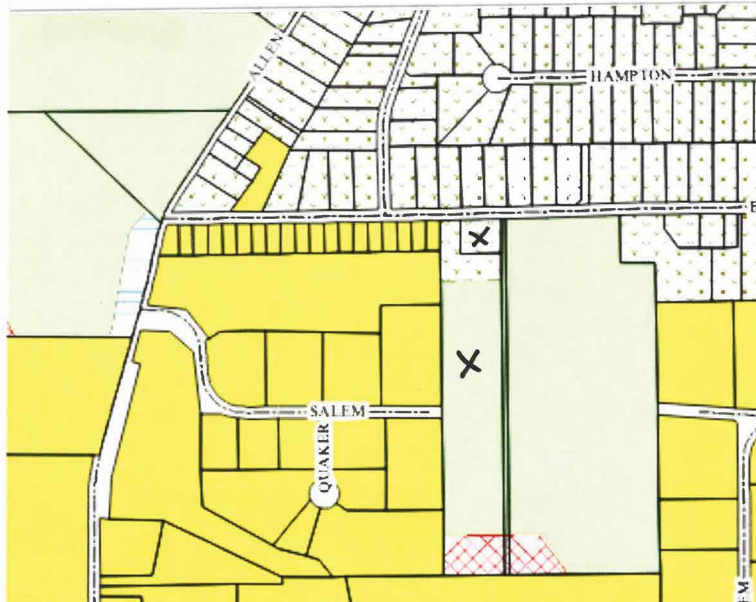
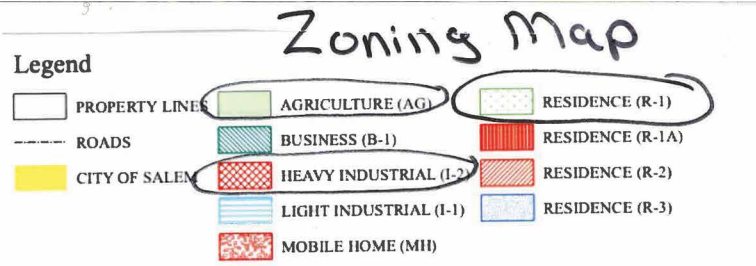
Absolute Auction.  
All sells to the highest bidders on location.



**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 offered as a Multi Par auction and sold whichever way it brings the most.

**AUCTION BY ORDER OF**  
Bechwood Road LLC



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