

# ABSOLUTE AUCTION

THURSDAY, JANUARY 23, 2025, 12:30 PM  
OPEN HOUSE AUCTION DAY AT 10:30 AM



REAL ESTATE &  
LAND



## BRICK RANCH HOME & 32 ACRES OF LAND

Offered In 2 Parcels

39401 STATE ROUTE 39,  
SALINEVILLE, OH 43945

## LIVE AUCTION WITH ONLINE BIDDING

### AUCTION HIGHLIGHTS

- Property #1:
  - Brick Ranch Home, 960 sq. ft.
  - 2 Bedrooms, 1 Bath
  - Full Basement, Covered Front Porch
  - 3 Parcels Totalling Approx. 1/2 An Acre
- Property #2:
  - 32.7 Acres Land
  - Bank Barn, Older Outbuilding, and Wind Turbine
  - Approximately 800' Of Frontage



Scan for auction  
details, including  
directions.

All sells to settle  
the estate on  
location.

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Information is believed to be  
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MLS



### Property #1: Brick Ranch Home

- Year Built: 1955
- Living Space: 960 sq. ft.
- Bedrooms: 2
- Bathroom: 1 full bathroom
- Features: Full basement, covered front porch
- Land: 3 parcels totaling approx. 1/2 acre
- Condition: Livable – perfect for renovation or immediate use

### Property #2: Approximately 32.7 Acres of Land

- Beautiful rolling terrain
- Bank barn, older outbuilding, and wind turbine tower
- Approximately 800 feet of frontage on Steubenville Pike Road
- Opportunities:
  - Recreational use including hunting
  - Residential home site development
  - Agricultural or hobby farm potential
  - Mineral Rights: All, if any, will transfer with the property

This is your chance to acquire a charming home on a manageable lot and/or a stunning 32-acre property with endless possibilities! Whether you're looking for a personal residence or recreational land, this unique offering is not to be missed. Don't miss this incredible opportunity – make it yours!

#### Note:

Bid online or live in person. Online bidding will be open January 17th through auction day, January 23rd. Home will be open sale day at 10:30 AM. Call auctioneers to schedule a private showing or with questions.

#### 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 Separate Parcels and not to be offered as an Entirety.

#### Auction By Order Of:

Joseph A. Kacyon, Administrator of the Estate of Clyde Moore, Summit Co. Probate Case 2024ES00882



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