



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**FRIDAY – SEPTEMBER 29, 2023 – 12:00 PM**

## Sheriff Sale Of Real Estate

**BRICK RANCH-STYLE HOME WITH TWO-CAR DETACHED GARAGE – 30 X 24 POLE BARN WITH TWO HORSE STALLS ON 4.98 ACRES - BRACEVILLE TWP. – TRUMBULL CO. – LABRAE LSD  
LIVE ONSITE AUCTION WITH ONLINE BIDDING AVAILABLE**

Sells on location:

**778 BRACEVILLE ROBINSON RD.,  
NEWTON FALLS, OH 44444**

Directions: Approx. 2 miles north of Rt. 5. Watch for KIKO signs.



Built 1938. 1,064 sq. ft., all brick, shingle roof. Gas heat, central air, three bedrooms, one bath, hardwood oak floors, full basement, well and septic, 22 X 24 garage. 30 X 24 pole barn with two horse stalls. Wooded in rear. Nice country location. Open 1 1/2 hours before sale or by appointment. Taxes \$647.13 half year. Parcel #54-094500. Appraised at \$90,000 and must sell for minimum of \$60,000.

**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:** Trumbull Co. Court of Common Pleas. Case #2022CV01057



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

**800-533-5456 | kikoauctions.com**





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