



AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

MONDAY – OCTOBER 23, 2023 – 5:30 PM

POA Auction - Known as Brunie Properties

3 ADJOINING HOMES - SOLD IN 2 PARCELS

SMITH TWP. - MAHONING COUNTY - WEST BRANCH LSD

Absolute auction, all sells to the highest bidders on location:

20911 ALLIANCE SEBRING RD., ALLIANCE, OH 44601

Directions: Take Rt. 62 east of Alliance to Johnson Rd. And north to Alliance Sebring Rd. & west to auction. Watch for KIKO signs.

**OPEN HOUSE: MONDAY – OCTOBER 16, 2023 – 5:30-6:30 PM
OR BY APPOINTMENT**

AUCTION #1



SALE #1: 20911 Alliance Sebring Rd. - Quality brick & frame home on dbl. lot - 3066 sq. ft. - features large front foyer entrance with half bath and storage closets. Huge family room addition with walls of windows, deck access, fireplace & built-in bookcases. Custom raised panel cherry kitchen w/ appliances & dining area. Formal dining room & living room with fireplace. 2 first-floor bedrooms and full bath plus 3rd bedroom on second level. Basement features kitchen area, laundry, and family room w/ built-ins. FA gas heat & central air. Large deck, courtyard and rear patio w/ pavers. 2-car detached garage and blacktop drive. Gorgeous backyard with developed trees. 2 lots. Each 66 X 330. City water, septic. A must see!

SALE #2: 2 homes being sold as a unit. 20875 Alliance Sebring Rd. - Approx. 1520 sq. ft. home featuring front living room w/ fireplace & side sitting room. White kitchen and dining area w/ built-ins plus rear enclosed porch. Main-floor bedroom and full bath plus 2 additional bedrooms and full bath on second level (one w/ fireplace). Full basement with laundry hook-up, half bath, FA gas heat & central air. Detached 2.5-car brick garage in rear, blacktop drive and gorgeous rear lawn. Park-like setting. Additional 832 sq. ft one-story partially finished home. Finish to your liking. Full basement with FA gas heat. Main level has 4 rooms, fireplace, and bath. Insulated & wired but needs drywalled and finished. Ideal for in-law suite or rental. 2 lots, each 66 X 330. City water, septic.

Note: Will sell Sale #1 first then Sale #2

AUCTION #2



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

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AUCTION #1



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:
Susan K. Hays, POA for Carol D. Brunie

AUCTION #2



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