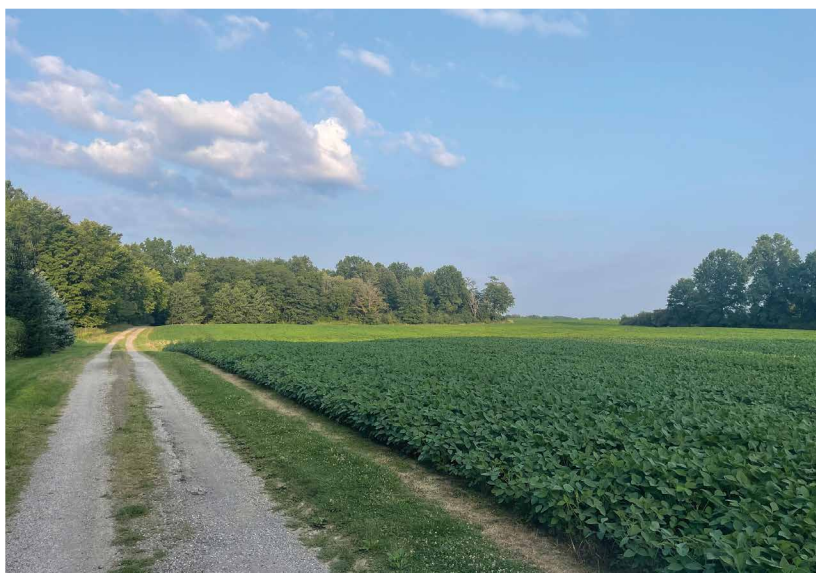


AUCTION

TUESDAY, SEPTEMBER 17, 2024, 6:00 PM



LAND



KLOBOVES ESTATE

69+ Acres Of Land
Sold In Parcels

2822 DURST CLAGG RD.,
WARREN, OH 44481

AUCTION HIGHLIGHTS

- Trumbull Co.
- Bazetta Twp
- Lakeview Schools
- Auction #1: 41.6 Acres With 40 X 48 Shop & Barn
- Auction #2: 10.7 Acre & 15 Acre Adjoining Parcels With Lake
- Also 2.5 Acres with Pond On North Park Ave.

Live Auction With Online Bidding Available

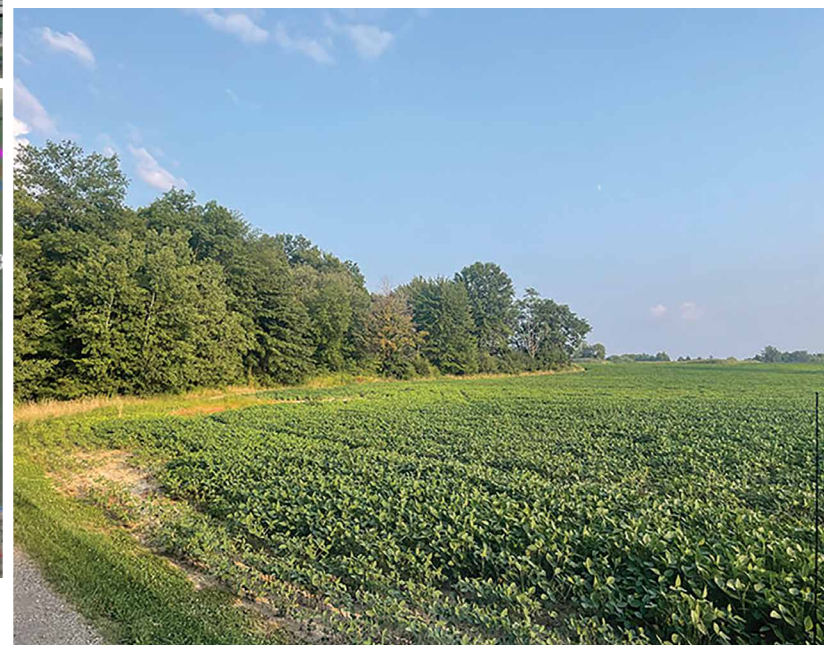
www.kikoauctions.com | 800.533.5456

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



Scan for auction details, including directions.

To settle the estate, all sells from Auction #1 Location



AUCTION #1

41+ acres of open farmland, over 90% tillable with frontage on Durst Clagg Rd. and Johnson Plank Rd. Small wooded area in back. Well drive access to back. Improvements include 40 X 48 metal shop building, insulated, Reznor heat, 3 overhead doors, two 10 X 10 and one 14 X 16. 220 electric, circle drive with turn around. 44 X 90 pole barn with metal siding and roof. Front is clear span with high opening, separate drive from shop. Nice parcel in a good area. Could be divided.

AUCTION #2. PARCEL #2A

10.74 acres vacant land, open in front balance wooded. Frontage on Durst Clagg Rd.

PARCEL #2B

15.03 acres. Open tillable in front and woods in back. Access on Durst Clagg Rd. and Katie Dr. Both 2A & 2B have a shared pond that extends on both parcels #2A & #2B join Auction #1. Nice building lots. Buy one or both.

PARCEL #2C

2.5 acres on North Park Ave. just south of Johnson Plank Rd./Champion Ave. with pond. Land is open, nice building site. Champion Township and Champion Schools

NOTE

EVERYTHING SOLD FROM AUCTION #1 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 sold as Separate Parcels and not to be offered as an Entirety.

AUCTION BY ORDER OF

Andrew Basile, administrator of the William Kloboves Estate. Trumbull Co. Case #2023EST0795 and EZ Acres LLC Et al



RUDY W. KIKO
AUCTIONEER/REALTOR
 330.540.2416
 rudykiko@kikocompany.com



REALTORS
 AUCTIONEERS
 ADVISORS

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

