



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**WEDNESDAY – NOVEMBER 15, 2023 – 12:00 PM**

## GORGEOUS 4,500+-SQ.-FT. HOME/ MOUNTAIN SKI LODGE ON 27+ ACRES

Mostly Wooded – Four Bedrooms – 4.5 Baths – 6 Fireplaces  
Large Kitchen – Two-Car Garage – Comes Fully Furnished  
Minutes From I-70/76 PA Turnpike – Panoramic Views  
Adjacent To Seven Springs Mountain Ski Resort

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

### 543 NEALS RUN RD., CHAMPION, PA 15662

Directions: Take PA Rt. 31 south of PA turnpike to PA Rt. 711 and right to Countyline Rd. and right to Indianhead Rd. then right to Neals Run Rd. and left 3 miles to property. Watch for KIKO signs.



# OPPORTUNITY KNOCKING!

800-533-5456 | kikoauctions.com



All measurements are approximate and subject to actual survey

Auction #2  
22.3 Acres

Auction #1  
5.6 Acres

Auctioneer/Realtor®

**RUDY W. KIKO**

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

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## Located Directly Next To The North Face Slopes - Fayette Co. – Saltlick Twp. PA

**Real Estate:** Features large, fully applianced central kitchen with island/bar, double sink, granite countertops, Jenn-Air 6 burner range and oven, ice maker, large butler's pantry with built-in storage. Formal dining room with table and 10 chairs. beautiful great room with cathedral ceilings, two-story stone mantle wood-burning fireplace. Douglas Fir beams and Cherry floors throughout. Master bedroom with beam ceiling, walk-in closet, gas fireplace, full bath with double vanity, tub, and large walk-in shower. Main level also features full-length rear deck with stone mantle/gas fireplace, accessible from kitchen, great room, and bedroom. Mudroom entry off two-car garage, laundry area, sitting room/living room and half bath completes the main level. Upstairs loft overlooking great room with sitting located between two second-level bedrooms, one with gas fireplace, each with their own bathroom and walk-in showers and mini walkout decks. Above the garage is a bonus room/bedroom with wet bar, shower bath, and walkout deck. Full basement unfinished with two gas fireplaces each with stone mantles, Reward poured concrete walls, walkout doors to backyard area with Bocci court. Basement has maintenance room with overhead garage door to store mowers, ATVs, etc. Basement could be finished to accommodate more bedrooms and bathrooms. Geothermal heat/AC with propane backup, private well and septic.



**Auction #1:** 5.6 acres with all improvements mentioned above. Driveway easement for ingress and egress to Neals Run Rd. to be recorded.

**Auction #2:** 22.3 acres of vacant land, mostly wooded with open area in front with driveway easement over neighboring parcel to Neals Run Rd. to be recorded.

**Note:** This property is ideal for a personal family retreat, lodge, Airbnb, or your own personal ski chalet. Call for a viewing or Open House on Thursday, Nov. 2, 3:00-6:00 PM or open auction day starting at 9:30 AM. Bidding takes place live on location or online. Call to find out how to bid on this property.

**Terms On Real Estate:** 20% 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.

