

ABSOLUTE AUCTION

TUESDAY, OCTOBER 8, 2024, 6:00 PM



REAL ESTATE



INCOME INVESTMENT REAL ESTATE

2526 & 2538 W. SOUTH RANGE RD.,
COLUMBIANA, OH 44408

LIVE AUCTION WITH ONLINE BIDDING

AUCTION HIGHLIGHTS

- 4-Unit Two Story Plus Two-Bedroom Brick Home
- Beaver Twp.
- Mahoning Co.
- South Range Schools
- Good Rental History
- Sells As Unit

ALL UNITS OPEN FOR INSPECTION THE DAY OF SALE
FROM 4:00-6:00 PM



Scan for auction
details, including
directions.

*Absolute Auction.
All sells to the
highest bidders
on location.*

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Information is believed to be
accurate but not guaranteed.
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MLS



Main building: 4,735 sq. ft., 4 units, (3) two bedrooms, (1) three bedrooms, all with separate gas and electric meters, most with kitchen appliances, divided basement, shingle roof, plenty of parking. Also in rear a one-story two-bedroom brick home, 1,125 sq. ft., FA gas and separate electric, all units rented month to month. Well and septic. Nice country location. Gross rent \$4,470 month. RE taxes \$1901 per half. Please do not bother the tenants. All units open 2 hours before sale.

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 an Entirety and not to be offered in separate parcels.

AUCTION BY ORDER OF

Richard and Sandra Evans, Trustees



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**REALTORS
 AUCTIONEERS
 ADVISORS**

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