



AUCTION

LEADING THE INDUSTRY SINCE 1945

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FRIDAY – JUNE 9, 2023 – 12:00 PM

Tipton Estate Auction

Beautiful Hideaway Home On 13 Acres

Secluded Off Road Wooded Setting

1 Mile From Seneca Lake

3 Bedroom – 2 Full Baths – 26'x40' Pole Building

Public Utilities – Ideal Home Or Weekend Getaway

GUERNSEY COUNTY – SENECAVILLE VILLAGE – ROLLING HILLS LSD

On-Site And Online Bidding Available

Estate auction, all sells to settle the estate on location:

305 BRIDGE ST., SENECAVILLE, OH 43780

DIRECTIONS: TAKE I-77 SOUTH OF CAMBRIDGE, OH TO EXIT 37 TOWARDS SENECAVILLE, OH. TURN EAST ON RT 313 APPROX. 4 MILES TO WINTERGREEN ST., TURN LEFT TO BRIDGE ST. WATCH FOR KIKO SIGNS.



**OPEN HOUSE: FRIDAY – MAY 26, 2023
10:30 AM-12:30 PM**

**CONTENTS OF THE HOME WILL BE SOLD
VIA ONLINE ONLY AUCTION.
ENDS: MONDAY - JUNE 12, 2023
12:00 PM**



Information is believed to be accurate

800-533-5456 | kikoauctions.com



REAL ESTATE FEATURES: Parcel #350000035000 - Beautiful "Hill Top" property with scenic views situated on 12.930 acres. Nice, raised ranch style home built in 1988 having approx. 1,132 SF living area on the main level plus, additional finished walk out basement. Main level of home having living room, formal dining room with door leading to rear covered deck, oak kitchen, full bath and three bedrooms (one is master bedroom with private full bath). Full finished basement with two-car garage, laundry area, summer kitchen, family room, office, 200-amp elec. breakers and public water/sewer. Main level of the home is on electric baseboard heat while the basement has a recent LP gas furnace. Real estate ½ taxes are \$1,118.17. Awesome setting with loads of wildlife and located 1 mile from the 7,000-acre Seneca Lake. This property offers loads of possibilities for either a weekend retreat or your forever home! Walk the land with permission only. Call Jeff Kiko 330-206-1079. Mineral Rights are reserved.

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: Jackie L. Tipton Jr., Administrator for the Estate of "Jackie Lee Tipton Sr", Guernsey County probate court case #22PE054691



Auctioneer/Realtor®
JEFF R. KIKO
330-206-1079
jeffkiko@kikocompany.com

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