

# ABSOLUTE AUCTION

TUESDAY, JUNE 25, 2024, 6:00 PM



LAND



UNIQUE  
OPPORTUNITY  
SELLING FOR THE FAMILY OF  
THE LATE JAMES & KAREN  
PIERCE

11766 TRINITY CHURCH RD.,  
LISBON, OH 44432

#### AUCTION HIGHLIGHTS

- 44 Acres With 3-Acre Stocked Lake Plus Other Water Access
- Woods & Fields
- Half-Mile Drive To Private Setting
- One-Owner Three Bedroom
- Two-Bath Home Plus Three-Car Detached Garage & Shop
- Mineral Rights To Transfer
- Columbiana Co.

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MEMBER REALTOR  
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SHOWN BY APPOINTMENT OR OPEN HOUSE ON SATURDAY, JUNE 15, 11:00 AM-1:00 PM.

44 acres. Great fishing and hunting. 1,824 sq. ft. 1.5-story home built in 2003 with open cherry kitchen, hardwood floors, dining/living room combination with LP gas fireplace. Main-level full shower bath, laundry, and master bedroom. Two bedrooms up plus full bath. Covered front porch with great lake view. Backup Generac LP generator. Vinyl siding, shingle roof, detached 30 X 42 three-bay pole barn with loft and storage room with water and electric, 3 rollup doors and openers plus 14 X 24 rear lean-to also built in 2003. Screened-in 24 X 16 pavilion with concrete. Drilled well and septic. Great hunting, fishing, hiking, or just get in touch with nature. Joins state park. 3-acre lake, approx. 23' depth, bass, bluegill, crappie, silver catfish, armor, yellow perch, sun fish and red ear bluegill. Gas and oil minerals to transfer with income. Joins 3 other pockets of water for additional recreation. Great family retreat. No zoning.

#### 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.



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AUCTIONEERS  
ADVISORS

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