



AUCTION

LEADING THE INDUSTRY SINCE 1945

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WEDNESDAY - MAY 31, 2023 - 6:00 PM

Lakefront Ranch Home
Clean Cozy Home On Vo Ash Lake
CARROLLTON, OH
Live And Online Bidding Available

ABSOLUTE AUCTION, all sells to the highest bidder on location:

6164 Vo Ash Dr. SW, Carrollton, OH 44615

Directions: Take OH-332 south of Carrollton or north of Scio, go east on Aster Rd., then turn left onto Vo Ash Dr. to auction.

ONLINE BIDDING BEGINS FRIDAY - MAY 26, 2023 - 6:00 PM

NOTE: Home will be open for viewing on auction day beginning at 5:00 PM.

Call Theresa Blocher for further details at 330-495-3789.



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

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Angler's paradise! Property features a cozy well maintained ranch home at Vo Ash Lake with a two-car detached garage. Home features updated kitchen with appliances, vaulted ceiling with three skylights, living room, first floor laundry with washer and dryer to stay, two bedrooms, and full bath. Heat pump with central air, shared water well, and new septic system 18 months ago. Easy keeper with great views from kitchen, primary bedroom, and deck off rear with firepit. Plus a small gardening shed. Lot size consists of three tax parcels totaling 150' x 100'. Current taxes are \$992 per year. Vo Ash Lake is a private lake, stocked annually with walleye, perch, striper, and rainbow trout. There is a private clubhouse, beach area, park, and ATV trails for residents to enjoy. The road maintenance and trash services are provided by the Lake Association and HOA dues are \$715 per year. Located near three other sporting lakes: Leesville, Tappan, and Atwood. Owners are retiring and moving to Georgia. Some furnishings included. Terrific opportunity!

TERMS ON REAL ESTATE: 15% 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: Sally Roscoe And Ronald Williams



Auctioneer/Realtor®
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