

# AUCTION

FRIDAY, JUNE 20, 2025, 5:00 PM



REAL ESTATE



## 2.8 ACRES

### Brick Three-Bedroom Home

**LIVE ONSITE WITH ONLINE BIDDING  
AVAILABLE**

#### AUCTION HIGHLIGHTS

- One-Owner
- Butler Twp.
- Columbiana Co.
- WBLS
- Nice Hilltop Country Setting
- Two-Car Garage
- No Zoning

31491 ST. RT. 62 (SALEM ALLIANCE RD.),  
SALEM, OH 44460

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Information is believed to be  
accurate but not guaranteed.  
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**MLS**



Scan for auction  
details, including  
directions.

*This good home  
sells on location*



## REAL ESTATE

Carmelina Salvino Citino has moved into assisted living. 1,500 sq. ft., built in 1957, all brick, natural gas boiler heat plus split heat and air unit. Very nice oak updated kitchen with SS appliances. Large living room, three bedrooms with oak hardwood floors, full updated remodeled bath. Family room across back with fireplace. Nice, enclosed side porch. Enclosed foyer front entrance. Good basement with large rec room, laundry, bath, utility room. Attached two-car garage with opener. Garden shed and private backyard.

## 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

Anna Maria Citino, POA



**RUSSELL T. (RUSTY) KIKO, JR.**  
AUCTIONEER/REALTOR  
330.495.0923  
rustykiko@kikocompany.com



**RYAN M. KIKO**  
AUCTIONEER/REALTOR  
330.831.8565  
ryankiko@kikocompany.com



REALTORS  
AUCTIONEERS  
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