



AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

MONDAY – APRIL 19, 2021 – 5:30 PM

Auction Opportunity

**5.71 ADJOINING ACRES OFFERED IN TWO PARCELS
PUBLIC SEWER AVAILABLE – ZONED GENERAL COMMERCIAL
NEAR ROUTE 43 & I-76 INTERCHANGE
BRIMFIELD TWP. – PORTAGE CO.
ONLINE BIDDING AVAILABLE**

Absolute auction, all sells to the highest bidders on location:

1354 & 1384 BRIMFIELD DR., KENT, OH 44240

Directions: OH 43 north of I-76 or south of OH 261 to Brimfield Dr. and east. Watch for KIKO signs.



5.71 acres total. Offered in two parcels. Both parcels have fixer-upper homes. Public sewer available at the street. Public water nearby on Brimfield Dr. General commercial zoning allows for multitude of uses. Owner's architect and engineering plans for condos available.

Parcel #1 - 1354 Brimfield Dr., Kent, OH – 3.25 acres with 225' frontage. Fixer or tear down home with septic and well. Family room garage conversion, eat-in kitchen, two bedrooms, full bath, dirt crawl space, FA oil heat.

Parcel #2 – 1384 Brimfield Dr., Kent, OH – 2.46 acres with 170' frontage. Brick, flat-roof home on slab with attached garage and carport. Living room with stone fireplace, office, eat-in kitchen, three bedrooms, laundry room and full bath, FA oil heat.

Note: Will be sold high bidders choice, take 1, 2 or both.

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 Separate Parcels and not to be offered as an Entirety.

Auction By Order Of:
Robert Cady & Cheryl and Ronald Reitz

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

800-533-5456 | kikoauctions.com





2722 Fulton Dr. NW, Canton, OH 44718
kikoauctions.com

MONDAY – APRIL 19, 2021 – 5:30 PM

5.71 ADJOINING ACRES OFFERED IN TWO PARCELS

Public Sewer Available –
Zoned General Commercial
Near Route 43 & I-76 Interchange
Brimfield Twp. – Portage Co.



Auctioneer/Realtor®
RUSSELL T. KIKO JR.
330-495-0923
rustykiko@kikocompany.com



Realtor®
MELANIE ROYER
330-831-1446
melaniel@kikocompany.com

800-533-5456 | kikoauctions.com

