



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**FRIDAY – AUGUST 13, 2021 – 1:00 PM**

**Opportunity Presents**

**Brick & Vinyl Ranch Home**

**Longtime Owner – 3 Bedrooms – 1.5 Baths**

**WAKEMAN, OH – HURON COUNTY - WESTERN RESERVE SCHOOLS**

Live & Online Bidding Available

Absolute auction, all sells to the highest bidder. Location:

**51 Townsend St., Wakeman, OH 44889**

Directions: From Wakeman at US RT 20, go south on SR 60/River St. to RT 303/Townsend St., then east to address. Watch for KIKO signs.



Well-maintained ranch home on nice corner lot. Updated roof & vinyl windows approx. 5 years. Brick front w/ covered front porch, 2-car garage, 3 bedrooms, 1.5 baths, large living room, kitchen w/ appliances, rear bonus family room. Electric heat & city utilities. Easy keeper home in nice area. Western Reserve Local Schools. Half year taxes are \$751.01. Better take a look! Seller owned since 1976, retiring south! Home open at 12:00 PM auction day!

**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:** Tod Peters



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Information is believed to be accurate but not

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