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AUCTION

LEADING THE INDUSTRY SINCE 1945

WEDNESDAY – OCTOBER 20, 2021 – 12:00 PM

Three-Bedroom Ranch Home On 2.81 Acres

ROBERT Y. PAYNE ESTATE – CUYAHOGA COUNTY

NORTH ROYALTON CITY SCHOOLS – 1,622 SF HOME

WITH DETACHED TWO-CAR GARAGE W/ APARTMENT

On-site Or Online Bidding Available

ESTATE AUCTION, all sells to settle the estate. Location:

13211 W. 130TH ST., NORTH ROYALTON, OH 44133

Directions: Take Rt 82 east of I-71 to W. 130th St. then north to address.



Open House: Monday – October 18, 2021 – 12:00-1:00

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

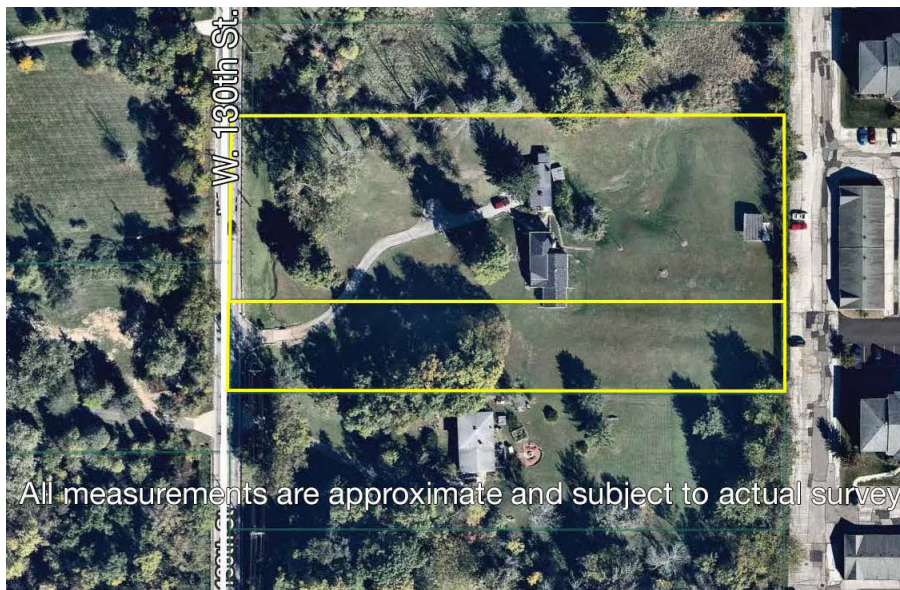
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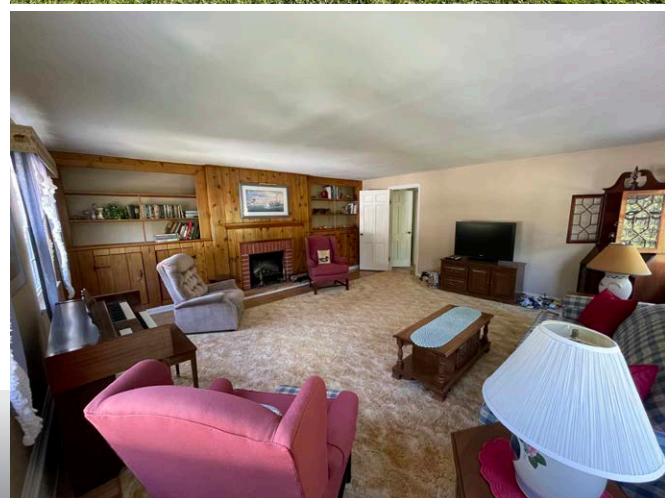
Real Estate Features: Parcel #48307007 & #48307008 - Good ranch home situated on a nice private 2.81-acre lot. Main level having kitchen, dining room w/ hardwood floors, living room w/ hardwood floors and brick fireplace, front enclosed porch, large master bedroom with hardwood floors, full bath and sitting room that leads to two additional bedrooms. Lower level has a large family room w/ brick fireplace, large storage/utility room w/ shower, gas hot water furnace, breaker electric, city water, septic system (sewer is available at the road) and the home has replacement windows. Detached two-car garage with a one-bedroom apartment upstairs that does need updated. Large front and rear yards with storage shed or workshop. Home was built in 1952 and real estate 1/2 taxes are \$1767. Home will be open starting at 10:30 AM auction day. Call Jeff with any questions on how to buy.

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 an Entirety and not to be offered in separate parcels.

Auction By Order Of: Mark J. Payne, Executor for the Robert Y. Payne Estate, Medina County Probate Court Case #202104ES00241



All measurements are approximate and subject to actual survey.



Auctioneer/Realtor®

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