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AUCTION

LEADING THE INDUSTRY SINCE 1945

WEDNESDAY – OCTOBER 13, 2021 – 1:00 PM
REAL ESTATE SELLS FIRST!

Al & Betty Neifert Auction

BEAUTIFUL COLONIAL HOME IN HISTORIC RIDGEWOOD

2,706 SF – 2-Car Garage – Corner Lot – Very Well Maintained

Also Selling: Custom Oak Dining Table W/ 14 Chairs - Furniture – Tools

On-Site & Online Bidding Available On The Real Estate

Owners are downsizing. Absolute auction, all sells to the highest bidders. Location:

402 22ND ST. NW, CANTON, OH 44709

Directions: Take Market Ave. exit off RT 62 south to 21st St. and bear right to University Ave. to 22nd St. and bear left to auction.

Watch for KIKO signs.



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

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Features a beautiful colonial home on corner lot in Ridgewood. Main floor has cherryapplianced kitchen, formal dining room w/ built-in corner cupboards, sitting room, living room w/ gas fireplace, enclosed patio, and small tavern w/ bar and phone booth. Second story has master bedroom w/ gas fireplace, 2 cedar lined closets, updated full bath w/ tile and jet tub, 2 additional bedrooms, and updated full bath. Finished third story with 2 bedrooms and a full bath w/ clawfoot tub. Full basement with half bath, updated 200-amp electric w/ whole-house backup generator, washer and dryer, Carrier furnace and AC (2017), and updated plumbing. 2-car garage w/ Nature Stone flooring, gas heat, and paved drive. Also, rear shared driveway. Home has a security system, update 3-dim. shingles (2019), fire safety system, and beautiful landscaping. Plenty of room for home office, VRBO, bed & breakfast, etc. Shown by appointment and auction day beginning at 9:00 AM. Here is a beauty!

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.

SELLING FOLLOWING THE REAL ESTATE: Custom oak dining table w/ 10 chairs and 2 benches, oak side server, oak china cabinet – Hall tree mirror – End stands – Curio cabinet – Small roll-top desk – Prints – Décor – Echo tiller – Elec. edger – Craftsman snow blower – Bike rack – Push mower – Power hand tools – Hardware – Etc.

TERMS ON CHATTELS: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard accepted. 4% buyer's premium on all sales, 4% waived for cash or check when paid sale day. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

AUCTION BY ORDER OF: Al & Betty Neifert



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