



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**THURSDAY – JUNE 23, 2022 – 6:00 PM**

**10-ACRE HOBBY FARM WITH RANCH HOME – GARAGE – OUT-BUILDINGS – PRIVATE SETTING – NATURE TRAILS – OPEN & WOODED LAND – PORTAGE CO. – SHALERSVILLE TWP. – CRESTWOOD LSD – ONLINE BIDDING AVAILABLE  
ALSO SELLING: TOOLS & MISC. ITEMS**

ABSOLUTE AUCTION, all sells to the highest bidder on location:

**3565 WEBB RD., RAVENNA, OH 44266**

Directions: Take Infirmary Rd. north of SR 14 or south of I-80 to Webb Rd. and west to property. Watch for KIKO signs.



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

**800-533-5456 | kikoauctions.com**





**Real Estate:** Exciting auction opportunity. 9.78 acres of land with four-bedroom ranch home with full walkout finished lower level, living room, four bedrooms & full bath on upper level. Finished divided lower level with kitchen, dining area with access to nice screened porch, & family room. 2nd full bath, laundry area, updated gas FA furnace and central air (2020). Possible 5th bedroom or office. Two-car detached garage. Nice partially finished shed originally built to be an in-law suite, would make for an ideal she shed, man cave, canning kitchen or workshop. 26 X 52 livestock barn with block foundation on one end. Adaptable to all livestock or 4-H project. Nice rolling land with nice balance of open and wooded land, nature trails. Ideal homesteading property with convenient location! Property shown by appointment only or open house Mon., June 20, at 6:00 PM.

**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.

### Tools & Other Misc.

**TERMS ON CHATTELS:** Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card 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.



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