



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**WEDNESDAY – JULY 6, 2022 – 1:00 PM**

## Vizmeg Trust Auction

**AUCTION #1: 20.74 Acres Of Land**

**Zoned Office/Professional/Mixed Use**

**Boston Heights Village – Summit Co.**

**Conveniently Located North Of Akron & South Of Cleveland**

**Public Utilities Available – Offered In 3 Parcels & As Entirety**

**Near Cuyahoga Valley National Park Just Off Rt. 8**

**AUCTION #2: 6.77 Acres Of Wooded Land**

**Zoned Industrial/Business Park**

**Hudson City – Summit County**

**SR 8 Exposure – High Visibility**

**Sells As Entirety - To Be Sold From Auction #1 Location**

**On-Site And Online Bidding Available**

Absolute auction, all sells to the highest bidders. Auction Location:

**581 E. Hines Hill Rd., Hudson, OH 44236**

Directions to auction: From Rt. 8 near the Ohio Turnpike, take the Boston Mills Rd./Hines Hill Rd. exit. Go east on Hines Hill Rd. to auction. Watch for KIKO signs.



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

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





**AUCTION #1:** Features approx. 20.74 acres total. Zoned office/professional/mixed use. Public water & sewer at street. Terrific & convenient location for a new business. Old bungalow home & barn on property currently rented for \$850/mo. Offered in parcels & entirety & sells the way it brings the most. Rear of property has flood easement, but several nice building sites at front.

**Parcel #1:** Approx. 5.5 acres with bungalow home & barn.

**Parcel #2:** Approx. 5.5 acres vacant land, woods to rear.

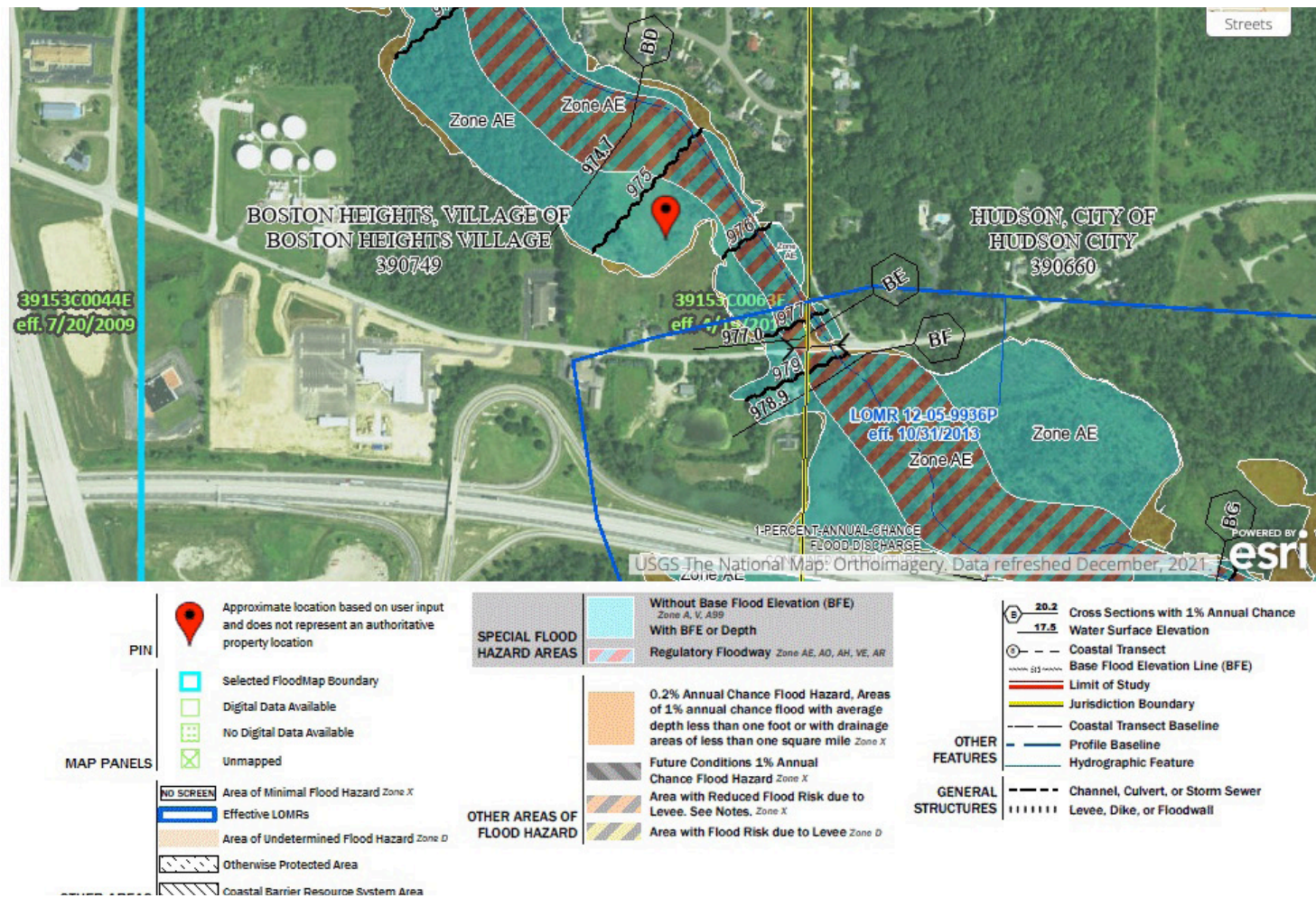
**Parcel #3:** Approx. 9.7 acres vacant land, loads of frontage on Hines Hill Rd.

**AUCTION #2:** Located in Hudson City. Take the Seasons Rd. exit off Rt. 8, go east to Sullivan Rd., go north to approx. 5172 Block, and go left on gravel lane (easement to property.) To be sold from Auction #1 location (581 E. Hines Hill Rd., Hudson, OH 44236.) Approx. 6.77 acres land, wooded. Zoned Industrial/Business Park. Sells as an entirety. Easement off Sullivan Rd. for ingress/egress. High visibility on Rt. 8. Parcel #3100002 & #3100019.

**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 #1 AUCTION BY ORDER OF:** Karie Rittenour Trustee

**AUCTION #2 AUCTION BY ORDER OF:** Heather Vizmeg



Auctioneer/Realtor®  
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