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AUCTION

LEADING THE INDUSTRY SINCE 1945

TUESDAY – AUGUST 23, 2022 – 11:45 AM
REAL ESTATE SELLS AT 12:00 PM

Estate Auction – Investment Opportunity

3-UNIT HOME – “DIAMOND IN THE ROUGH”

Near Kent State University – Zoned R-3

On-Site & Online Bidding Available On The Real Estate

Also Selling: Ford Flex – Antiques - Furniture – Record Albums

All sells to settle the estate. Location:

703 VINE ST., KENT, OH 44240

Directions: Take Summit St. east of RT 43 to Vine St. and go south to auction. Watch for KIKO signs.



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

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Real estate features a 3-unit home on a 62'x340' lot. For the serious investor, needs major updating. Oak hardwood floors throughout. Main floor has a 1-BR unit with eat-in kitchen, large living room, and a full bath. Second main floor unit has a separate entrance, efficiency unit with kitchen and full bath. Second story unit has 1 BR, eat-in kitchen, full bath, living room, and large attic. Full basement with 2-car garage, gas furnace, and concrete driveway. Landscaping is overgrown and ready for cleanup. Walking distance to campus. Open for viewing auction day only beginning at 10:00 AM.

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.

AUTO – ANTIQUES – FURNITURE: 2013 Ford Flex, approx. 93K miles – (1,800) 33 LP record albums – (2,200) CDs – 45 & 78 record albums – 2 keyboards – Large amp – Early toys – Wicker baby buggy – Globe – Ladies hats – 3-section stack bookcase – Spinning wheel – Sled – Yard-long KSU photo – Glass & china – Harmonicas – Pocket knives – Butter churn – Zither – Mahogany bedroom suite – Dressers – Snow blower – Assorted tools – 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: Everett C. Fleming, Administrator of the Robert P. Montgomery Estate, Portage Co. Probate case #2021ES00047



Auctioneer/Realtor®
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