



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**THURSDAY - JULY 28, 2022 - 12:30 PM**

**Marki G. Evans Estate - Investment Opportunity!**  
**9 Acres - Mostly Wooded**  
**Fixer-Upper Farmhouse - Plus Mobile Home**  
**Frontage On Portage St. And Galehouse Rd.**  
**CHIPPEWA TWP. - WAYNE CO. - CHIPPEWA LSD**

Online Bidding Available

All sells to settle the estate. Location:

**12551 S. Portage St., Rittman, OH 44270**

Directions: From downtown Doylestown, OH head south on Portage St. 2.5 miles to auction. Watch for KIKO signs.



**REAL ESTATE:** Fixer-upper farmhouse plus mobile home all on 9 wooded acres. The main floor of the farmhouse includes an eat-in kitchen, living room, four-season room with wood burner, laundry room, main floor bedroom, and full bathroom. Second story with 3 bedrooms and walk-up attic. Home is in need of TLC and remodeling. Next to the farmhouse is a 2-bed, 2-bath mobile home that currently rents for \$500/mo. Additional frontage on Galehouse Rd. Tons of potential! Wayne Co. parcel #12-02455.000 and #12-01104.000. Half year taxes are \$976. Home will be open auction day 2 hours prior to bidding. Call auctioneer on how to use your current home to buy this one!



**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 Tetzl, Administrator of the Marki G. Evans Tetzl Estate, Wayne Co. Probate case #2022-PB-E-000502



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

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