



Realtors • Auctioneers • Advisors

AUCTION

LEADING THE INDUSTRY SINCE 1945

**THURSDAY – AUGUST 18, 2022 – 11:00 AM
REAL ESTATE SELLS AT 12:00 PM**

**Home And Outbuildings On 2.46 Acres
3-Bed, 2-Bath - Zoned Industrial
Business Potential – Investment Opportunity**

PORTAGE COUNTY – CITY OF KENT – KENT SCHOOLS

Also Selling: Ford Tractor – Tools – Electrical Stock - Contents

Online Bidding Available On Real Estate Only

ABSOLUTE AUCTION, all sells to the highest bidder. Location:

954 Cherry St., Kent, OH 44240

Directions: From 261 and S. Water St., take 261 west to Cherry St., turn right. Auction will be on right hand side. Watch for KIKO signs.



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

800-533-5456 | kikoauctions.com



REAL ESTATE: Home on 2.46-acre lot zoned industrial. 3-bed, 2-bath brick home built in 1926, having 1,072 SF of living space with kitchen, living room, covered porch, 3 bedrooms, and 1 full bath on main level. Partially finished basement with wet bar and additional full bath. Property features a 28' x 40' building with 3 overhead doors, additional detached garage, and studio space, with pull around driveway. New roof and gutters on home in 2021. City water and septic, with city sewer tap at the road. Gas forced air heat. Taxes are \$1,782.80 per half year.

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.



ALSO SELLING: Ford GT75 Tractor, 1,358 Hrs., Diesel, Runs, Deck Needs New Gearbox – Stihl FS106 String Trimmer – Yard Roller – Trailer - Fiberglass Extension Ladders – Step Ladders – Loads Of Electrical Stock, Hardware, Supplies, Wire – Street Lights – Milwaukee And Other Power Tools – Hand Tools – Battery Chargers – Seeburg Stereo Phonograph, Model LPC480 – Diamond Plate Toolbox – Loads Of Ceramics Molds – Some Household And Furniture - Too much to mention, anything could turn up!

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.



Apprentice Auctioneer/Realtor®
GABE COZY
330-316-8229
gcozy@kikocompany.com



Auctioneer/
Realtor®
JEFF R. KIKO
330-206-1079

800-533-5456 | kikoauctions.com

