



AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

WEDNESDAY – SEPTEMBER 7, 2022 – 11:30 AM
REAL ESTATE SELLS AT 12:00 PM

Woodson Estate Auction Cozy Home On 2 Lots – Garage

ON-SITE AND ONLINE BIDDING AVAILABLE ON REAL ESTATE

Also Selling On-Site Only: Car – Tools – Furnishings

All sells to settle the estate. LOCATION:

431 Jefferson St., Ravenna, OH 44266

Directions: Take Main St. (Rt. 59) west of downtown to Jefferson St. and go south to auction. Watch for KIKO signs.

FEATURES a cozy 2-story home situated on 2 lots totaling 99'x180'. Main floor has living room with fireplace, kitchen, dining room, 1 bedroom, and a full bath. Second story has 1 large bedroom, enclosed side porch, plus a 1-car detached garage. Needs some updating, nice location. Public utilities. Current taxes are \$596 per half year. Open for viewing auction day beginning at 10:00 AM.

TERMS ON REAL ESTATE: 15% 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.

AUTO – TOOLS – FURNISHINGS: Saturn 4-Door Auto, Not Running – Lawn Tractor – Power Tools – Loads Of Hardware – Household Furnishings & Furniture – Plus Musical Equipment. Anything may 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.

AUCTION BY ORDER OF: Christina Woodson, Administrator of the Blair T. Woodson Estate, Portage Co. Probate case #2022ES00196



Auctioneer/Realtor®

MATTHEW P. KIKO

330-327-9617

mattkiko@kikocompany.com

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

800-533-5456 | kikoauctions.com

