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# AUCTION

*LEADING THE INDUSTRY SINCE 1945*

**TUESDAY – OCTOBER 4, 2022 – 1:00 PM**

## **Good Brick Ranch Home**

**1 OWNER – 2-CAR GARAGE - .86 ACRES**

North Royalton, OH - On-Site & Online Bidding Available

Absolute auction, all sells to the highest bidder. Location:

**3386 ROYALTON RD., NORTH ROYALTON, OH 44133**

Directions: Take SR 82 (Royalton Rd.) west of I-77 or east of I-71 to location. Watch for KIKO signs.



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

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

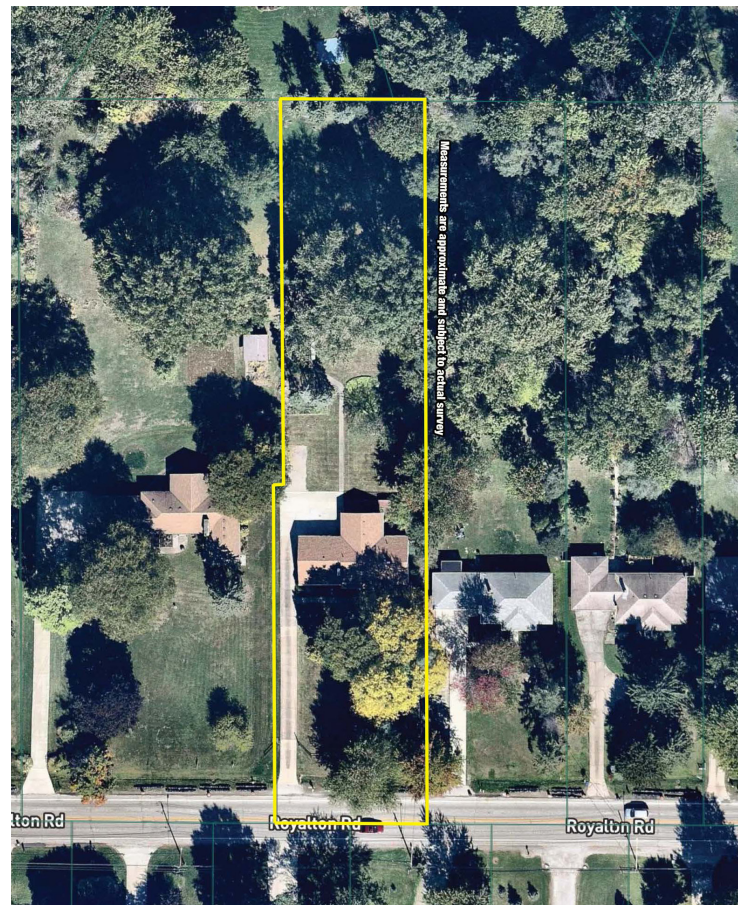




Real estate features a solid 1-owner ranch home on .86 acres. Main floor has a kitchen, living room with fireplace, enclosed rear patio, 3 bedrooms with hardwood floors, and 1.5 baths. Partially finished basement with rec room, workshop, and shower. Gas boiler heat, public water, and septic system. Attached 2-car garage and concrete driveway. Garden shed to the rear. Nice level lot. Convenient location. Open for viewing 1 hour prior to bidding. Solid home. Needs some cosmetic updating. Check it out! Contents of home to be sold separately online only.

**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 BY ORDER OF:**  
Lisa Waples & Robert Wenz



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