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AUCTION

LEADING THE INDUSTRY SINCE 1945

THURSDAY – OCTOBER 27, 2022 – 12:30 PM

Rambacher Trust Auction

4-BEDROOM COLONIAL HOME & EXTRA LOT OFFERING IN 2 PARCELS & TOGETHER

Portage Lakes Area – Turkeyfoot Heights

2-Car Garage – Bonus Room – Wooded Lot

Live Auction W/ Online Bidding Available On The Real Estate

Green City – Green Local Schools – Summit Co., OH

Also Selling: '89 Ford Lincoln Town Car

Furniture – Glassware – Household

ABSOLUTE AUCTION, ALL SELLS TO THE HIGHEST BIDDERS ON LOCATION:

3798 N. GLENRIDGE RD., AKRON, OH 44319

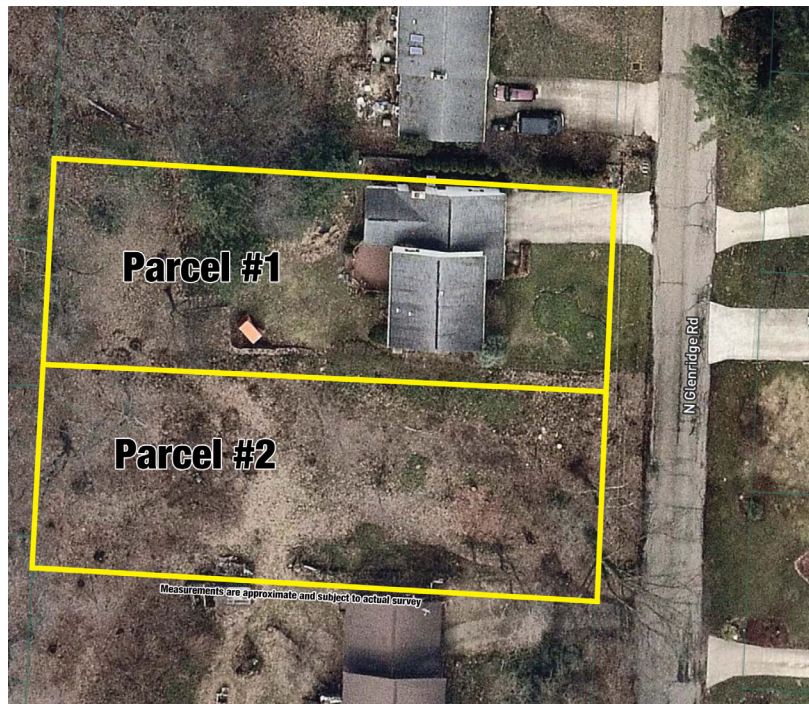
From SR 619 take Turkeyfoot Rd. north to Lake Front Rd., then east to Glenridge Rd. and north to auction. Watch for KIKO signs.



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

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PARCEL #1: You'll like this location. The home has 2,097 SF of living area. Summit Co. parcel #2805406. Real estate features a brick and vinyl 2-story colonial home built in 1965. 4 bedrooms and full bath upstairs, hardwood floors underneath the carpet. Main level has a living room, dining room, oak kitchen with appliances, dinette area leading to the rear deck patio, large family room with fireplace and vaulted ceiling addition for added comfort. Half bath and 2-car garage complete the main level. Full basement with rec room area, bar area with sink, laundry, and storage. Updated Trane gas furnace with central air. Home due for updating to your taste. Current taxes are \$1,513.96 per half year. Green Local Schools. Lot size is 70'x200'. Home open auction day at 10:00 AM for preview. Better take a look!

PARCEL #2: Summit Co. parcel #2802781 features a 70'x200' vacant lot. Nice trees in the back. Adjoins parcel #1. Nice road setting. Green Local Schools. Current taxes are \$175.84 per half year.

NOTE: Parcels will be offered separately and together, selling whichever way brings the most. Call George Kiko, 330-418-1095, for help with financing or any questions.

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 offered as a Multi Par auction and sold whichever way it brings the most.

AUTO: Selling immediately after the real estate. 1989 Ford Lincoln Town car, cloth top, approx. 115,972 miles, garage kept.

HOUSEHOLD - FURNITURE: Pecan finish dining table & chairs, matching hutch & server - Living room furniture - Side tables - Oak claw-foot dining table & chairs - Large oak 2-pc. china cabinet - Coffee table - Golf ball collection - Custom golf ball cabinet - Folding chairs & tables - Craftsman drill press - Miter saw - Bench grinder - Craftsman table saw - Cherry bedroom suite w/ double poster bed - Oak desk - Pots & pans - Glassware - Usual kitchenware - Etc. Anything may turn up. Join us!

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: John J. Rambacher, Trustee of the John S. Rambacher Trust



Auctioneer/Realtor®
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