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AUCTION

LEADING THE INDUSTRY SINCE 1945

FRIDAY - DECEMBER 2, 2022 - 12:30 PM

Investment Opportunity Quality Duplex

WADSWORTH CITY – MEDINA CO. - WADSWORTH CSD

All sells to settle the estate on LOCATION:

253 Durling Dr., Wadsworth, OH 44281

Directions: From the intersection of US-76 and OH-94 north of Wadsworth, head south on OH-94 (High St.) for 1.4 mi., head east on Broad 0.8 mi. to Durling Dr., then south on Durling to auction. Watch for KIKO signs!



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

800-533-5456 | kikoauctions.com



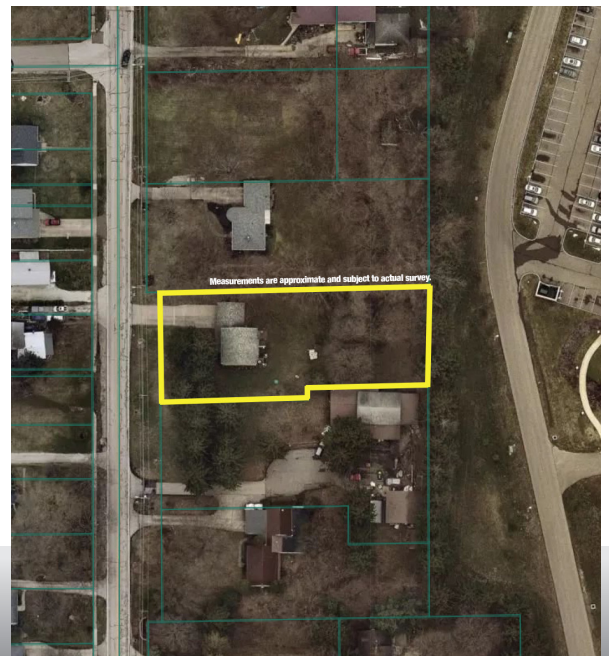


REAL ESTATE: Investment Opportunity! Quality duplex minutes from Wadsworth City Square. Half recently vacated and updated. Good history of rents. Long term tenant. Close proximity to YMCA/Wadsworth High School. Property features (2) 2-bedroom units, each with 1.5 baths, living, dining, and full basements. Attached 2-car garage services both units. Excellent opportunity for rental income. Drive by property at your convenience. All city utilities including water and sewer.

NOTE: Home will be open 10:00 AM auction day. Live and online bidding available. Visit www.kikoauctions.com for more information. Current taxes are \$1,305.38 per half year. Medina County parcel #040-20D-04-226

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: Robert John, Trustee of the Mary Ann John Irrev Trust



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