



AUCTION

LEADING THE INDUSTRY SINCE 1945

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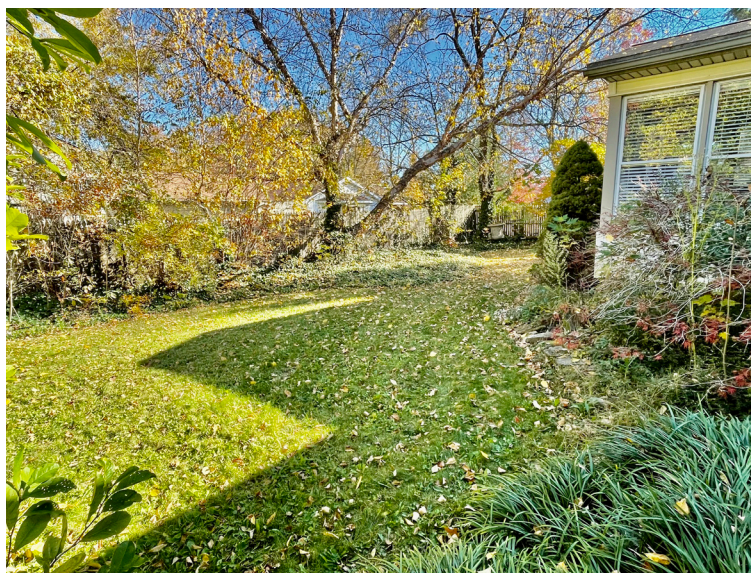
WEDNESDAY – DECEMBER 7, 2022 – 12:00 PM

Nice Ranch Home Built In 1998 3 Bedrooms – 3 Full Baths – 2-Car Garage

Online Bidding Available

ABSOLUTE AUCTION, all sells to the highest bidder on location:
3046 Federal Ave., Alliance, OH 44601

Directions: Take Federal Ave. south of State St.



REAL ESTATE features ranch home situated on .19-acre lot on a dead-end street. Main level having oak kitchen/dining room with hardwood floors, island bar, and sliding doors leading to the rear enclosed three season room, large living room w/ gas fireplace, full bath, and three bedrooms (one is the master bedroom with private full bath). Full divided basement with additional full bath, breaker electric and gas FA furnace with A/C. The home has 1,328 SF and real estate half year taxes are \$1,072. Home will be open auction day starting at 10:30 AM for inspections. Call Jeff Kiko with any questions on how to purchase. Contents of the home will be sold online via KIKO in December.

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: Deborah Carter POA
for C. Irene Broderick Turner

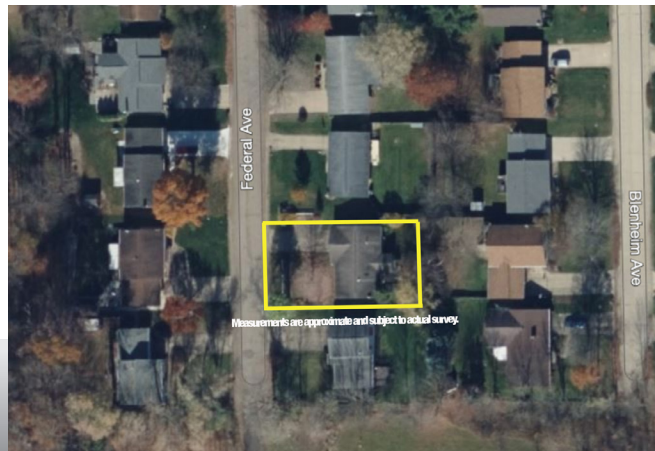


Auctioneer/Realtor®

JEFF R. KIKO

330-206-1079

jeffkiko@kikocompany.com



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