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# AUCTION

*LEADING THE INDUSTRY SINCE 1945*

**FRIDAY – NOVEMBER 25, 2022 – 2:00 PM**

## **Kehl Trust Auction**

**6.63 AC. WITH DUPLEX HOME - OFFERED IN 2 PARCELS**

Income Property - Build Your Home Or Development Potential

Live & Online Bidding Available

Nimishillen Twp. – Stark Co., OH – Louisville Schools

Absolute auction, all sells to the highest bidder on location:

**5969 LOUISVILLE ST., LOUISVILLE, OH 44641**

Directions: Take Louisville St. west of California Ave. or east of Broadway Ave. to address. Watch for KIKO signs.



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

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Real estate features 6.63 acres of land with nice elevation. Access on Louisville St. and Mary St. Improvements include an 1,800 SF 2-story duplex home with side-by-side units having separate gas and electric utilities. Well and septic. Each unit has 2 bedrooms up and full bath. Kitchen and living room on the main level. East unit has additional dining room. 2 separate basement side each having gas FA furnaces, laundry hookups, and storage. Glazed tile basement walls. Detached 2-car garage. Painted cedar shake siding. Open auction day at 1:00 PM for viewing.

#### LAND DIVIDED AS FOLLOWS:

**TRACT #1:** 1.91 ac. with duplex home and garage mentioned above. Current taxes are \$912.22 per half year. Parcel #3306739. Front of this parcel is zoned B-3, back is zoned R-1.

**TRACT #2:** 4.72 ac. vacant land. Lays real nice. Adjoins tract #1. Access from Mary St. off of Sunnyside Ave. Current taxes are \$661.37 per half year. Nearly all of this parcel is zoned R-1. Parcel #3307746.

**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.

**AUCTION BY ORDER OF:** Jane Kehl, Trustee



Auctioneer/Realtor®

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