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# AUCTION

*LEADING THE INDUSTRY SINCE 1945*

**FRIDAY – DECEMBER 9, 2022 – 12:00 PM**

**“Gregory T. Krak Estate”**

**3-Bedroom Home On 1.28 Acres**

**24' X 32' Shop/Garage – 11' X 28' Storage Building**

**PORTAGE COUNTY – FRANKLIN TWP. – KENT CITY SCHOOLS**

Online Bidding Available

All sells to settle the estate on location:

**6229 Cox Ave., Ravenna, OH 44266**

Directions: Located midway between Kent and Ravenna (near Brady Lake), take Cox Ave. north of Rt. 59.



**OPEN HOUSE: TUESDAY  
DECEMBER 6, 2022  
9:00-11:00 AM**



**REAL ESTATE FEATURES:** 12 parcels being sold as one totaling 1.2856 acres. Beautiful setting with loads of privacy and trees. Main level having knotty pine kitchen with dining area, rear enclosed porch or mudroom, two bedrooms, and full bath. Second level has a large third bedroom with additional storage room. Full unfinished basement with 2011 gas furnace, central air, well water, and public sewer. Home was built in 1956 and has approx. 1,476 SF, shingles replaced in 2004 with aluminum siding. Nice cement driveway leading to detached 24'x32' shop or garage building, 11'x28' storage building and small storage shed in the back. Total real estate half year taxes are \$1,523.32. Great property with loads of potential, better check it out. Call Jeff Kiko with any questions on how to buy.

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

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







2722 Fulton Dr. NW, Canton, OH 44718  
[kikoauctions.com](http://kikoauctions.com)

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## 3-BEDROOM HOME ON 1.28 ACRES

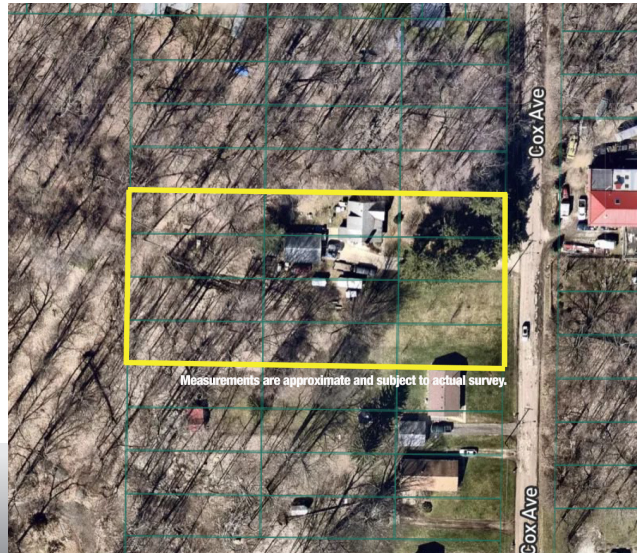
24' X 32' Shop/Garage

11' X 28' Storage Building

**NOTE:** Contents of the home will be sold online only via KIKO ending December 13, 2022.

**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:** Jacqueline M. Beckwith, Executrix for "The Gregory T. Krak Estate", Portage County Probate case #2021ES00583



Auctioneer/Realtor®

**JEFF R. KIKO**

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**800-533-5456 | [kikoauctions.com](http://kikoauctions.com)**

