



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**FRIDAY - DECEMBER 16, 2022 - 1:30 PM**

## Attention Investors - 6 Duplexes

**BUY 1 OR ALL! - LIVE & ONLINE BIDDING AVAILABLE**

Union Twp. – Miami Co. – Milton-Union EVSD

Court-ordered auction. All being sold from 1 location: Milton-Union Senior Center & Community Club

**435 W. HAMILTON ST., WEST MILTON, OH 45383**

Directions: From I-70 take exit 29 for OH-48 N, continue on OH-48 N for 8.5 mi. to W. Hamilton St. then head west, in 0.5 miles turn left into West Milton Senior Center. Watch for KIKO signs!



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

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





**REAL ESTATE:** Attention investors, income-producing properties! Opportunity presents 6 brick ranch duplexes located in West Milton, OH. All within close proximity of each other, schools, shopping, and more. Ideally located and 25 min. north of downtown Dayton.

**REAL ESTATE TO BE OFFERED  
AS FOLLOWS:**

**AUCTION #1 - 21-23 TERI DR., WEST MILTON, OH 45383:** Brick ranch duplex built in 1973. Each unit features 2 beds, 1.5 baths, and 1-car attached garage. Approx. 1,100 SF per unit. Garages share party wall. Elec. heat and AC. Miami Co. parcel #L39-012094. Taxes are \$822/half.

**AUCTION #2 - 41-43 TERI DR., WEST MILTON, OH 45383:** Brick ranch duplex built in 1972. Each unit features 2 beds, 1.5 baths, and 1-car attached garage. Approx. 1,100 SF per unit. Garages share party wall. Elec. heat and AC. Miami Co. parcel #L39-012227. Taxes are \$885/half.

**AUCTION #3 - 476-478 LYLE DR., WEST MILTON, OH 45383:** Brick ranch duplex built in 1973. Each unit features 2 beds, 1.5 baths, and 1-car attached garage. Approx. 1,100 SF per unit. Garages share party wall. Elec. heat and AC. Miami Co. parcel #L39-012318. Taxes are \$889/half.

**AUCTION #4 - 484-486 LYLE DR., WEST MILTON, OH 45383:** Brick ranch duplex built in 1974. Each unit features 2 beds, 1.5 baths, and 1-car attached garage. Approx. 1,100 SF per unit. Garages share party wall. Elec. heat and AC. Miami Co. parcel #L39-012317. Taxes are \$886/half.

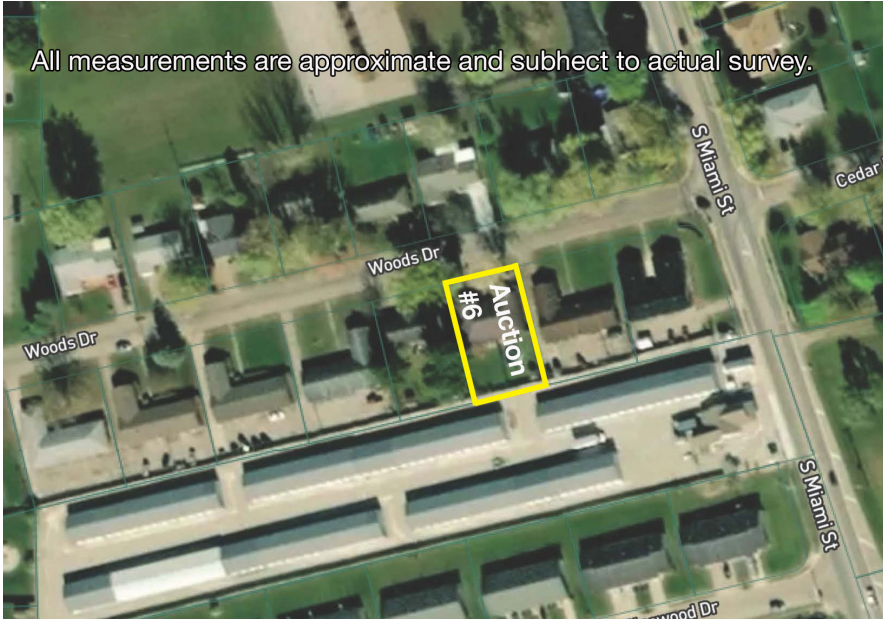
**AUCTION #5 - 338-340 HASKET RD., WEST MILTON, OH 45383:** Brick ranch duplex built in 1973. Each unit features 2 beds, 1.5 baths, and 1-car attached garage. Approx. 1,100 SF per unit. Garages share party wall. Elec. heat and AC. Miami Co. parcel #L39-012324. Taxes are \$888/half.

**AUCTION #6 - 27-29 WOODS DR., WEST MILTON, OH 45383:** Brick ranch duplex built in 1972. Each unit features 2 beds, 1.5 baths, and 1-car attached garage. Approx. 1,112 SF per unit. Garages share party wall. Elec. heat and AC. Miami Co. parcel # L39-011390. Taxes are \$1,204/half.

Real estate is a good investment you can stand on. For additional information, call auctioneer Pete Kiko Jr., 330-749-7898. Feel free to drive by properties at your convenience. On-site and online bidding available!

**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. Properties to be sold as Separate Parcels, Bidder's Choice, and not to be offered as an Entirety. Take 1, many, or all.

**AUCTION BY ORDER OF:** Miami County Court of Common Pleas case #19 CV 00393



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