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AUCTION

LEADING THE INDUSTRY SINCE 1945

**FRIDAY - DECEMBER 2, 2022 – 11:00 AM
REAL ESTATE SELLS AT 12:30 PM**

Exciting Real Estate Auction

LOCATION – LOCATION – LOCATION

2 Secluded Homes On 6.4 Acres - 50x36 Pole Building – Pond

New Franklin City – Manchester Schools

Also Selling: Auto Related, Paper, Manuals, Tools, & More

Online Bidding Available On The Real Estate

All sells to settle the estate on location:

635 OTT DR., CLINTON (NEW FRANKLIN), OH 44216

Directions: From Manchester Rd. and Nimisila Rd. head south to Ott Dr. and east on Ott to address. Watch for KIKO signs.



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

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PROPERTY FEATURES: Homes and building sits back almost 350' from the road on 6.4 acres of land w/ pond w/ koi fish. Home #1 is brick and was built around 1963. Open floor plan on main floor with kitchen, living room w/sliders, view of pond, and wood burning FP, 3 large bedrooms w/ master full shower bath, and additional shower bath. Wood floors throughout. Lower level has full kitchen, family room, recreation room, and full bath. Boiler heat. Home is dated and ready for sprucing. Very large spacious rooms w/ good storage. Home #2 was built around 1973 with lg. living room, open kitchen and dining area, 3 bedrooms, full bath, and pantry/laundry room. Lower level has large shop w/ (2) 14' overhead doors w/ FA furnace and AC. Property also has an approx. 50'x36' pole building with concrete floor, (6) 12' overhead doors, and 3 man doors. Well and septic. Homes are very secluded. Perfect for hobbyist or home shop. Call now to find out how to buy this property at auction. Summit County Parcel #2304310.

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.

CONTENTS: (More items to be added and pictures on the web). Contents include but are not limited to the following: Car manuals, brochures, magazines, 1920s Packard engine, transmission, parts and accessories, tools, toolboxes, riding lawn mower, machining tools, yard sweeper, semi-trailer full of Packard car parts and 1950-1970s vespa scooter parts, Ford 8-N tractor, 3pt finish mower, 3pt brush hog, 3pt drag blade, scrap metal, furniture, bedroom sets, records, vintage advertising items, chainsaws, power tools, shelving, automotive parts, lumber, hardware, record players. Anything could turn up here. We are selling the contents of 2 large pole buildings.

NOTE: We will be selling from 2 auction rings most of the day.

TERMS ON CHATTELS: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard accepted. 4% buyer's premium on all sales, 4% waived for cash or check when paid sale day. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

AUCTION BY ORDER OF: Andrew Bernat, Executor for the Raymond Pierce Estate, Summit Co. Probate case #2022 ES 00458



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