



Realtors • Auctioneers • Advisors

# AUCTION

LEADING THE INDUSTRY SINCE 1945

**FRIDAY – FEBRUARY 3, 2023 – 12:00 PM**

**5-Bedroom, 2-Bath Home  
Family Home Or Investment Opportunity  
Quiet Street - Close To Downtown Geneva  
GENEVA CITY – ASHTABULA CO. – GENEVA CSD**

On-Site And Online Bidding Available

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

**329 S. Eagle St., Geneva, OH 44041**

Directions: From W. Main St., take Eagle St. south .3 miles to auction location. Home will be on left side just past Vine St.

**REAL ESTATE:** 5-bedroom, 2 full bath century home with 1,714 SF of living space. Situated on quarter-acre lot with fenced backyard on a quiet street less than a mile from downtown Geneva. Home has seen some recent updates including paint, floors, and kitchen. Good character with original accents inside and out. Main level includes living room with extra space for office or formal sitting area, open kitchen and dining, main-level laundry area, and master bedroom with full bath attached. Second level features four bedrooms and an additional full bath. Forced air gas furnace, 100-amp breaker electric, 40 gal. water heater, and on public utilities. Spruce up to your liking. Half year real estate taxes are \$877.27. Parcel #200050006800. Call auctioneer with any questions.

**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.

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





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

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**5-BEDROOM, 2-BATH HOME**

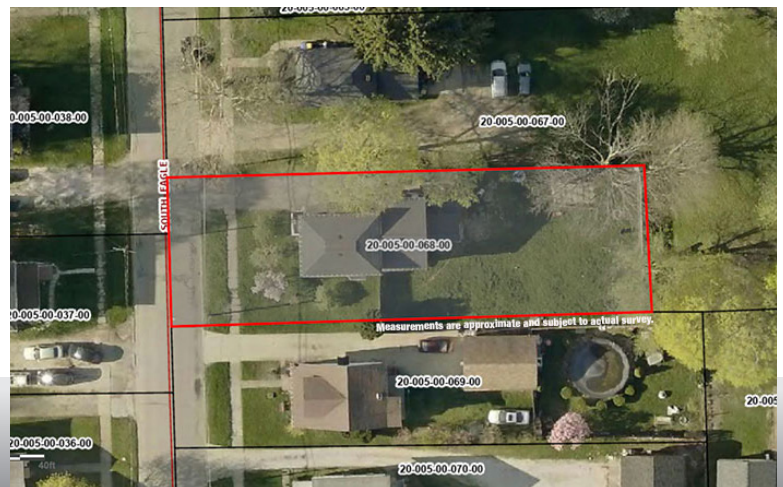
**FAMILY HOME OR INVESTMENT OPPORTUNITY**  
**QUIET STREET - CLOSE TO DOWNTOWN GENEVA**  
**GENEVA CITY – ASHTABULA CO. – GENEVA CSD**



**OPEN HOUSE AUCTION DAY**  
**10:30 AM-12:00 PM**



Auctioneer/Realtor®  
**GABE COZY**  
**330-316-8229**  
[gcozy@kikocompany.com](mailto:gcozy@kikocompany.com)



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