



# AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

**THURSDAY - MARCH 9, 2023 - 12:30 PM**

**12 Acres - Ranch Home - Pasture - Mature Trees  
Luxury New Home Site Or Possible Development Site**

**CITY OF CUYAHOGA FALLS - WOODRIDGE LSD**

Live & Online Bidding Available

ABSOLUTE AUCTION, all sells to the highest bidder(s) on location:

**1937 Sourek Trail, Akron, OH 44313 (Cuyahoga Falls)**

Directions: From Smith Rd. to Sourek Trail.



**OPEN FOR VIEWING AUCTION  
DAY AT 11:00 AM**

**SPECIAL OPEN HOUSE MONDAY  
MARCH 6, 2023 - 4:30-6:00 PM**

**REAL ESTATE:** Rare opportunity to purchase 12 acres and home site in beautiful Cuyahoga Falls, Ohio. Possible residential development site or luxury land home site. Currently the site is composed of 11.84 acres with a one-owner ranch home. Home was built in 1966 with 3 bedrooms, 1.5 baths, 2-car attached garage, covered back porch, 1,256 SF, full basement, forced air HVAC, concrete driveway, additional outbuildings, and storage sheds. Home is overall in nice condition but in need of cosmetic upgrades.



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

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**PARCEL 1:** Zoned R-3, 2-acre parcel with approximately 142' frontage by 615' depth with existing ranch home and buildings.

**PARCEL 2:** Zoned R-3, 9.84-acre parcel with approximately 160' of frontage by 1,430' depth. This could be a development site or luxury new home site. It is a beautiful open lot with a pasture area and mature trees. The previous owner had horses at one time. Public water access and a Summit County "forced main" sewer line on Sourek Trail.

**NOTE:** The property will be offered in 2 parcels and together, selling whichever way brings the most. You can buy one lot or buy them both depending on your vision. Parcel dimensions and acreage is approximate. Current Summit County parcel #3500584.

**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:** Suzanne Stoll, Trustee



Auctioneer/Realtor®

**BOB YOUNG**

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