



AUCTION

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AUCTION #1 – FRIDAY – APRIL 14, 2023 – 12:30 PM

AUCTION #2 – FRIDAY – APRIL 14, 2023 – 2:00 PM

Two Real Estate Auctions

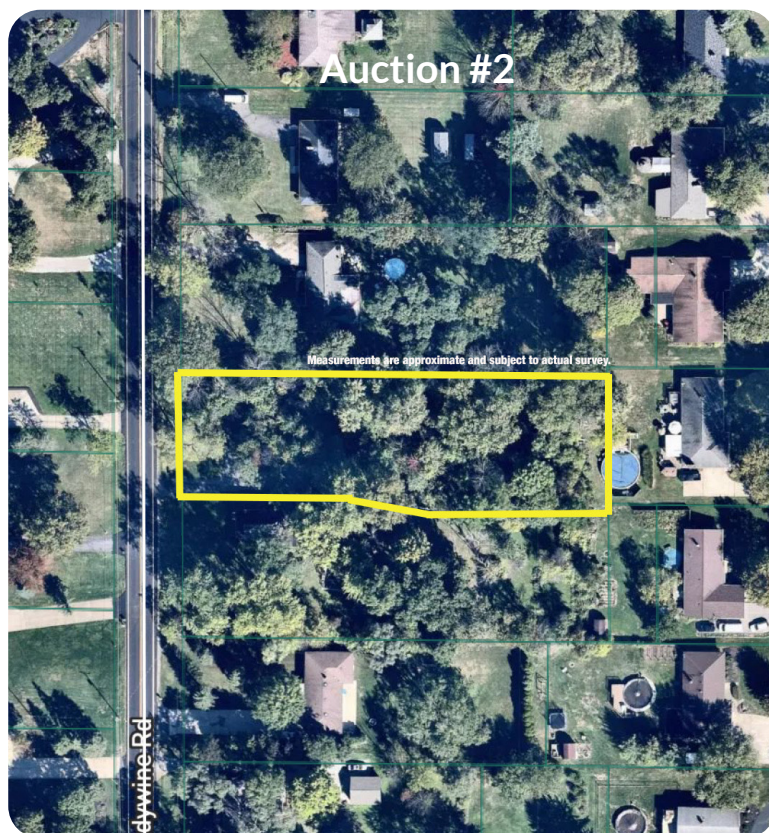
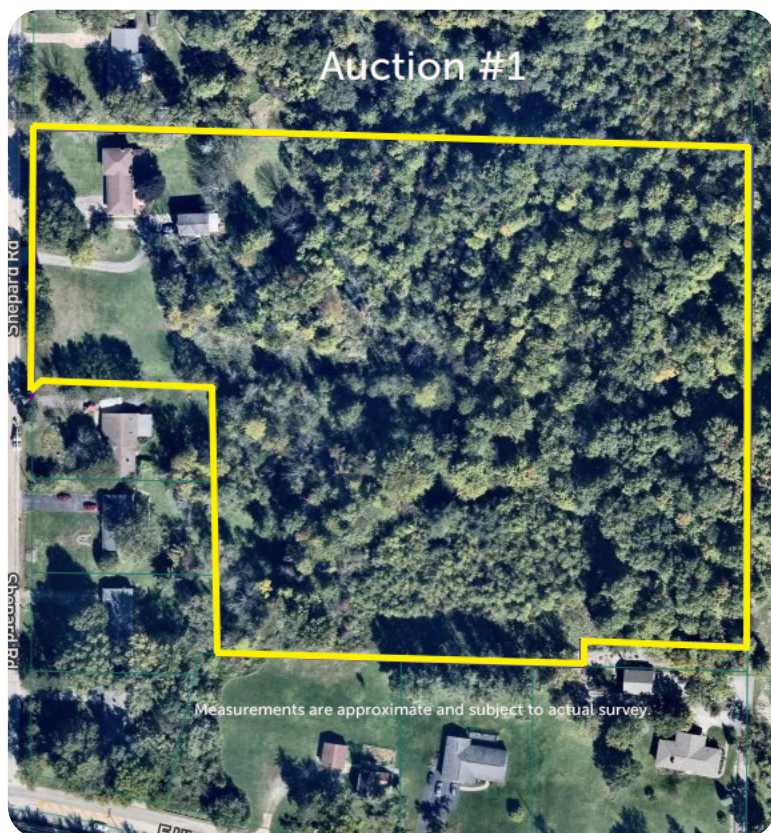
AUCTION #1 – 12:30 PM - 4-BEDROOM HOME & BARN ON 9 ACRES

AUCTION #2 – 2:00 PM - 100'X335' WOODED BUILDING LOT

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

Auction #1 – 8313 Shepard Rd., Macedonia, OH 44056

Auction #2 – (Approx. 8983) Brandywine Rd., Northfield, OH 44067



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

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Auction #1 – 12:30 PM
4-Bedroom Home & Barn On 9 Acres
Brick Home – 2-Car Garage

Macedonia City – Nordonia Hills Schools

Summit Co. parcel #3301856 features nearly all wooded 9 acres of land with approx. 275' frontage on Shepard Rd. Improvements include all brick split level home with 4 bedrooms, 2 full baths, living room w/ dining area leading to kitchen w/ appliances. Lower-level family room w/ fireplace and a walkout to a large enclosed rear sunroom having a woodburning stove & vaulted ceiling overlooking back yard. Two-car attached garage with gas overhead heater. Septic inspected and passed in 2023. Home was built in 1963 with lots of living space to raise a family. New gas furnace (2023) w/ central air. Home has hardwood floors, updated vinyl windows, updated roof (5 years). Basement is finished with a built-in bar & washer & dryer. Located in the Nordonia Hills school district. Current taxes are \$2,280 per half year. Nice road setting with circle drive. Property also has two-story barn w/ overhead doors (approx. 24'x32') concrete, elec., gas heater, water, 220 electric, & loads of storage. You'll like this property, come prepared to buy!

NOTE: Home will be open auction day at 11:00 AM for viewing.

Auction #2 – 2:00 PM
100'x335' Wooded Building Lot

Northfield Center Twp. – Nordonia Hills Schools

Summit Co. parcel #4001965 features a 100'x335' building lot. Mostly wooded, all utilities at the street. Driveway already existing (currently being used by the neighbor). Property lays very nice and is located close to National parks & ski resorts. Taxes are \$393 per half year. Nordonia Local school district. Walk this land anytime.

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.

AUCTION BY ORDER OF: Thomas Slane & Bonnie Summers



Auctioneer/Realtor®
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