



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**WEDNESDAY – MARCH 1, 2023 – 12:30 PM**

## Investment Opportunity 3-Bedroom Ranch Home - 2-Car Garage Near West Park Elementary & City Park RAVENNA CITY – PORTAGE CO., OH Live Auction W/ Online Bidding Available

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

**520 Louise St., Ravenna, OH 44266**

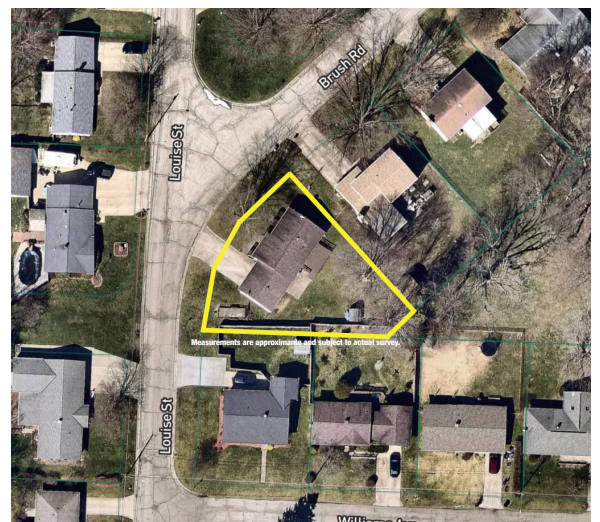
Directions: From Downtown Ravenna take SR 59 west to N. Scranton St., north to James Ave., east to Louise St. & north to address. Watch for KIKO signs.

**REAL ESTATE** features a 1,120 SF, 3-bedroom ranch home built in 1962. Home has one full bath, living room, eat-in kitchen, full basement w/ rec room, gas boiler heat, central air, laundry area, a rear fenced yard, rear deck/patio, & 2-car attached garage. City utilities. Annual taxes are \$1,924.62. Home ready for updating, better take a look!

**NOTE:** Home open for viewing auction day at 11:30 AM

**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:** Toni Patton, POA for her parents David & Christine Ruch



Auctioneer/Realtor®  
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Information is believed to be accurate but not guaranteed. KIKO Auctioneers

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