# ABSOLUTE

WEDNESDAY, AUGUST 7, 2024, 12:30 PM
OPEN HOUSE: AUCTION DAY AT 11:00 AM





### BRICK HOME WITH GARAGE ON 10 ACRES WOODED LAND

26364 ROYALTON RD., COLUMBIA STATION, OH

www.kikoauctions.com 800.533.5456

Information is believed to be

accurate but not guaranteed.

KIKO Auctioneers









## LIVE AUCTION WITH ONLINE BIDDING

#### **AUCTION HIGHLIGHTS**

- 3-Bed Brick Ranch Built In 1942
- Large Rear Enclosed Patio
- Longtime Owners
- Small Early Chicken Barn
- Columbia Twp., Lorain Co., OH, Columbia Local

#### ALSO SELLING:

- 2001 Toyota Camry LE
- 2017 Chevy Sonic



Scan for auction details, including directions.

Absolute Auction. All sells to the highest bidders on location.

#### **REAL ESTATE**

Real estate features a brick ranch home built in 1942. Lorain County parcel #1200065000016. Home has 3 bedrooms, living room, kitchen & dining area. Rec room, utility room, and large 3-car garage. Home has gas heat with modern boiler, one full bath, and blacktop driveway. Large rear enclosed patio. Small early chicken barn in back, ideal for 4-H projects or storage. Columbia Local Schools. Current taxes are \$4,359.48 per year. Home open auction day at 11:00 AM for viewing.

#### **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.

#### ALSO SELLING ONLINE ONLY:

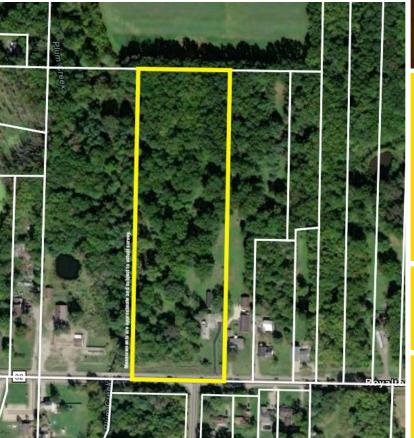
STARTS: THURSDAY, AUGUST 1, 2024, 9:00 AM ENDS: WEDNESDAY, AUGUST 7, 2024, 6:00 PM PREVIEW: WED., AUGUST 7, 2024, 11:00 AM-1:00 PM PICKUP: SAT., AUGUST 10, 2024, 10:00 AM-1:00 PM

#### **AUTOS**

2001 Toyota Camry LE with 31,091 miles; 2017 Chevy Sonic with 2,444 miles.

#### MOWER/FURNISHINGS

Cub Cadet LT 1040 riding mower; binoculars; wood planes; Victorian side table; artwork; marble top table; glassware; dishes; side tables; bedroom furniture; jewelry box; rocking chair; recliner; file cabinets; marble top vic. dresser w/mirror; stereo; dining table; server; kitchen items; luggage; upright freezer.



#### **ONLINE TERMS**

Visa, MasterCard & Wire Transfer accepted. Wire Transfer required on purchases totaling \$2,000 or greater. 10% buyer's premium on all sales. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

#### **AUCTION BY ORDER OF**

Robert Forsythe POA for Diane Baughman







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