



AUCTION

Russ Kiko Associates Inc. Auctioneers • Richard T. Kiko Agency, Inc. Realtor
2722 Fulton Drive. NW, Canton, OH. 44718 • (330) 455-9357



www.kikoauctions.com



WEDNESDAY - JULY 16TH, 2014 - 5:30PM SHARP!

CLEAN BUNGALOW HOME AND GARAGE GARFIELD HEIGHTS, OHIO

**ABSOLUTE AUCTION, ALL SELLS TO THE HIGHEST BIDDER ON LOCATION:
12613 DARLINGTON AVE., GARFIELD HEIGHTS, OH 44125**

Directions: Take I-480 east of I-77 to Exit #21 (East 98th St). Stay straight onto Antenucci Rd. to Turney Rd. Go just south to Darlington Ave. and east to auction. Watch for KIKO signs.



LEADING THE AUCTION INDUSTRY SINCE 1945



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Members - State and National Auctioneers Association

Features a clean, bungalow home situated on a 40'x130' city lot in area of nice homes. Main floor has eat-in kitchen, living room, 2 bedrooms and a full bath. One large bedroom upstairs. Full basement having gas FA furnace, central a/c, updated breaker electric service, city water and sewer. Main floor is handicap accessible. Bathroom and wheelchair ramp to deck meet ADA code. Exterior is vinyl sided with asphalt roof. Also has a detached one-car garage. Home open for viewing one hour prior to bidding.

TERMS ON REAL ESTATE: 15% down auction day, balance due at closing. There will be a 10% buyer premium added to the final bid to determine the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct.

Auction By Order Of: Barbara and Pete Mudrak, Trustees

Auctioneer/Realtor: Matthew P. Kiko, AARE, 330-327-9617, mattkiko@kiko-company.com; Anna VanDyke

