



AUCTION

Russ Kiko Associates Inc. Auctioneers • Richard T. Kiko Agency, Inc. Realtor
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www.kikoauctions.com



THURSDAY - AUGUST 14, 2014 - 5:30 PM

Income Producing Property 3 Unit Home – Sebring, Ohio Mahoning Co. - City Utilities

Absolute auction, all sells to the highest bidder on location:
305 E. OHIO AVE SEBRING, OHIO 44672.

Directions: Take Rt 62 (State St) east of Knox School Rd. or west of Westville Lake Rd. to 12th St. and north to Ohio Ave and west to address. Watch for **KIKO** signs...



Real Estate: Three unit home, main level w/ kitchen, LR, DR, 1 bedroom, bath and basement access w/ laundry hookup w/ garage, rented for \$500 month – Second level w/ kitchen, LR, 2 bedrooms, bathroom, rented for \$500 month – Third level w/ efficiency apartment, currently vacant, previously rented for \$500 month. City utilities. Shingles approx 7 yrs old, new gas boiler 7 yrs ago, separate gas furnace for third level.

Note: Home open sale day at 4 PM until auction time.

TERMS ON REAL ESTATE: 15% down auction day, balance due at closing. Buyer's premium of 10% to be added to the final 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.

AUCTIONEER/REALTOR:
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