



AUCTION

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



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WED - APRIL 15TH, 2015 - 5:30PM

ROGERS FAMILY TRUST AUCTION

TWO-STORY BRICK SIDE-BY-SIDE DUPLEX

GREAT INVESTMENT AND INCOME PROVIDING OPPORTUNITY

LOUISVILLE SCHOOLS - LOUISVILLE CITY - MINERAL RIGHTS TRANSFER

ABSOLUTE AUCTION, SELLS TO THE HIGHEST BIDDERS ON LOCATION:

6957 ATLANTIC BLVD. NE (U.S. 62), LOUISVILLE, OH 44641

Directions: From Louisville, OH take U.S. 62 (Atlantic Blvd.) west of Rt. 44 to property. (Auction is located between Rt. 44 and California Ave. on the north side of U.S. 62). Watch for KIKO signs.



LEADING THE AUCTION INDUSTRY SINCE 1945



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Members - State and National Auctioneers Association

Two-story brick side-by-side duplex having 1,872 total square foot – each unit consists of 2 bedrooms, 1 bath, and basement – 2.33 acre lot – parcel #3604122 – built in 1967 – taxes are \$638.33 per half year – electric baseboard heat – well and septic - \$975 gross monthly rent. Both tenants are month to month leases. All mineral rights currently owned by seller, if any (including oil and gas) transfers to buyer, including royalties. Subject to existing leases of record. Income for 2014 is \$200. Inspection auction day only starting at 4:00PM. See kikoauctions.com for full details.

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.

Auctioneer/Realtor: Lori Kiko, ext. 126; Jack W. Kiko, ext. 163; John D. Kiko AARE, CAI, ext. 122

Auction By Order Of: Robert D. Rogers Second Family Trust Dated Dec. 30th, 2013

