



AUCTION

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



TUESDAY – MAY 26, 2015 – 5:00PM

REAL ESTATE SELLS AT 5:30PM

*Nice Three Bedroom Ranch Home
Cuyahoga Falls City – Woodridge Schools
Also Selling: Furniture & Household Items*

Absolute auction, all sells to the highest bidders on location:

721 N. HIDDEN VALLEY RD. CUYAHOGA FALLS, OH 44223

Directions: Take OH8 north of Akron to the Graham Rd. Exit 7 and west 1.3 miles to E. Bath Rd., right 2.6 miles to Northampton Rd. and south half mile to Hidden Valley Rd. and east to property.

Watch for **KIKO** signs...



LEADING THE AUCTION INDUSTRY SINCE 1945

Information is believed to be accurate but not guaranteed.



Nice clean ranch home with living room/dining room combo – kitchen with appliances and access to nice rear wood deck. Main bedroom with private bathroom – two additional bedrooms and full bath on the main level. Divided basement with rec room, 4th bedroom or office & utility area with updated gas FA furnace with central air & 100-amp breaker electric. Updates include siding, exterior doors, windows, roof shingles and front and rear wood decks. Also having attached garage and cement driveway. Nice easy keeper ranch home with hardwood floors throughout. All setting on .64 acres with public utilities. Open auction day starting at NOON. See kikoauctions.com for full details.



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.



FURNITURE – HOUSEHOLD ITEMS: Oak stretcher base table – linens – older sofa & side chair – Duncan Phyfe style table, 6 chairs and buffet – end tables – pots & pans – double maple bed – dresser & chest of drawers – 5 pc. queen size bedroom suite – sock chest – card table – stools – yard tools – dolly – shop vac – snow blower.

TERMS ON CHATTELS: Cash, Check, Visa, or MasterCard with proper ID auction day. 4% buyer's premium on all sales, 4% waived for cash. Information is believed to be accurate but not guaranteed.

AUCTIONEER/REALTOR: Jack W. Kiko, ext. 163
REALTOR: Ruthanne Wilkof

AUCTION BY ORDER OF: Lafie Campbell