



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



FRIDAY - OCTOBER 30, 2015 - 5:00 PM

Guardianship Auction

Brick & Vinyl Home on 2.34 Acres – 24x32 Pole Building - Beautiful Lot w/ Creek & Shade Trees – Washington Twp. – Stark County

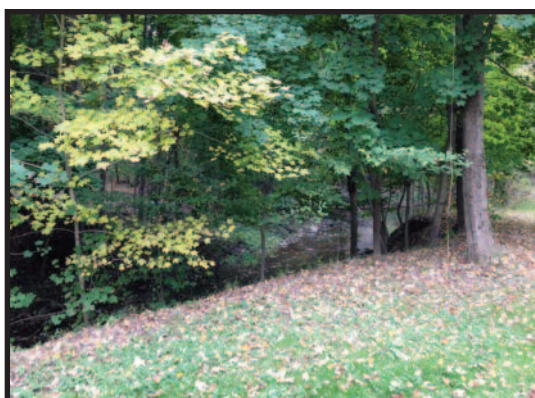
Sells on location: **2641 MAHONING AVE. NE ALLIANCE, OHIO 44601.**

Directions: Rt 62 east of Alliance to Mahoning Ave. and south. Watch for **Kiko** signs...



Brick home w/ recent rear vinyl sided addition – Approximately 2240 sq. ft. – Main level features front entry area, living room w/ wood burner insert, sitting room – 2 first floor bedrooms and full bath. First floor master suite plus pvt mast bath w/ jet tub and shower – 2nd level fourth bedroom – remodeled kitchen and dining room w/ sliding doors to rear covered deck – 2-car oversized basement garage w/ concrete floor plus efficient apartment w/ separate entrance, kitchen, living area, storage room and full bath w/ large walk-in shower – FA high efficiency gas furnace & central air – updated aeration septic system – slate & rubber roof on original home and shingles on addition – lovely creek, beautiful trees and park like setting – small kennel – 24x32 pole building built in 99 w/ concrete floor & roll up door – Shown by appointment or open 2 hours ahead. Lots of potential – cute setting.

TERMS ON REAL ESTATE: 10% 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. Information is believed to be accurate but not guaranteed.



LEADING THE AUCTION INDUSTRY SINCE 1945

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AUCTIONEER/REALTOR: Russell T. (Rusty) Kiko, Jr., C.A.I., ext 115, 330-495-0923
REALTOR: Stephanie L. Kandel, ext 116, 330-705-9880

AUCTION BY ORDER OF:
Attorney Thomas Moushey, Guardian for Albert L Ludt Stark County Case #223248

