



AUCTION

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



MONDAY - NOVEMBER 16, 2015 - 4:15 PM

REAL ESTATE SELLS AT 5:15 PM

**Fixer Upper 4 Bedroom Home
1600+ Sq. Ft. – Mogadore Schools –
Convenient Location**

Also Selling: Tools - Household

Absolute auction, all sells to the highest bidder on location:
4001 FAIRFIELD DR. MOGADORE, OHIO 44260.

Directions: Take SR 532 (S. Cleveland Ave) north of US 224 or south of Mogadore Rd to Fairfield Dr and west to auction. Watch for **KIKO** signs...



Cape Cod frame with second story addition situated on quiet street. Main floor has 2 bedrooms, full bathroom, living room with wood burning fireplace and picture window, eat in kitchen and enclosed breezeway. Second floor has 2 bedrooms, unfinished bathroom and additional space for potential office or fifth bedroom. Lots of storage space throughout home. Mostly hardwood floors. Full basement with updated high efficiency gas furnace and updated hot water tank. Shingles new in 2007. Approx 1677 Sq Ft with one car attached garage and sits on .39 acre. Taxes currently \$2,122 per year. Home needs some work. Lots of potential. Good location. Plan to attend.

LEADING THE AUCTION INDUSTRY SINCE 1945

Information is believed to be accurate but not guaranteed.



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. Information is believed to be accurate but not guaranteed.



Tools – Household – Etc: early trumpet – iron skillet – wringer washer – floor mod drill press – band saw – machinist lathe – bar clamps – loads hand tools – wrenches – clamps – toboggan sled – book cases – file cabinets – hardback books

TERMS ON CHATTELS: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card accepted. 4% buyer's premium on all sales; 4% waived for cash or check. Information is believed to be accurate but not guaranteed.

AUCTIONEER/REALTOR:

Rudy W. Kiko, 330-540-2416

REALTOR: Ashley Hutmacher, 330-692-2907

AUCTION BY ORDER OF:

Barbara J. Faiss

