



AUCTION

LEADING THE INDUSTRY SINCE 1945

SATURDAY – NOVEMBER 26, 2016 – 11:00 AM

27 Acres W/Lake

OFFERED IN 10 PARCELS – WATERFRONT HOME & 9 LOTS

Medina County – Montville Twp. – Medina Schools

ABSOLUTE AUCTION, All sells to highest bidder(s) on location:

7501 HIDDEN ACRES DR., MEDINA, OH 44256

Directions: From I-76/US 224 and OH 3 N/Wooster Pike Rd., head north on OH 3 (approx. 3.5 miles) to Hidden Acres Dr., head west on Hidden Acres Dr. to address. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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PROPERTY OFFERED IN THE FOLLOWING PARCELS:

PARCEL #1: (7501 Hidden Acres) Waterfront rustic home on 2.84 acres. Built in 1969 and has 4 bedrooms (one w/ deck that overlooks the lake), 4 full baths, living room w/dining area and fireplace, kitchen, 3 seasons enclosed porch overlooking lake, finished walkout basement w/fireplace, and additional bedroom or office. 2-car garage. All electric home w/heat pump and AC. Home ready for updating and sprucing. Parcel #030-11C-23-022.

PARCEL #2: (7513 Hidden Acres) 2.61 acres with barn. Waterfront, wooded lot w/183' frontage. Parcel #030-11C-23-021.

PARCEL #3: (7525 Hidden Acres) 2.31 acres. Waterfront, wooded lot w/180' frontage. Parcel #030-11C-23-020.

PARCEL #4: (7483 Hidden Acres) 2.69 acres. Wooded lot w/154' frontage. Parcel #030-11C-23-023.

PARCEL #5: (7302 Meadow View) 3.967 acres. Waterfront, wooded lot w/100' frontage off Meadow View cul-de-sac. Parcel #030-11C-24-013.

PARCEL #6: (7512 Meadow View) 2.001 acres. Waterfront, wooded lot w/103' frontage off Meadow View cul-de-sac. Parcel #030-11C-24-014.

PARCEL #7: (5083 Rolling Ridge) 2.65 acres. Waterfront, wooded lot w/176' frontage. Parcel #030-11C-24-018.

PARCEL #8: (5111 Rolling Ridge) 2.88 acres. Waterfront, wooded lot w/170' frontage. Parcel #030-11C-23-024.

PARCEL #9: (5123 Rolling Ridge) 2.41 acres. Waterfront, wooded lot w/176' frontage. Parcel #030-11C-23-025.

PARCEL #10: (5131 Rolling Ridge) 2.58 acres. Wooded lot w/176' frontage. Parcel #030-11C-23-026.

AUCTIONEERS NOTE: Rare opportunity to purchase 27 acres w/lake in Montville Twp. All mineral rights owned by seller will transfer. Parcels offered separate and together, selling the way that brings the most money. Walk the vacant lots with permission only! Call Brooks Ames with any questions on how to buy.

TERMS ON REAL ESTATE: 15% 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.

AUCTIONEER/REALTOR: Brooks E. Ames, 330-703-2732 or brooks@kikocompany.com



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