



AUCTION

LEADING THE INDUSTRY SINCE 1945

TUESDAY – MARCH 7, 2017 – 6:00 PM

Opportunity Knocking!

3-BEDROOM RANCH HOME – LARGE LOT

Rittman Village – Wayne Co. – Rittman Schools

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

119 FREDERICK ST., RITTMAN, OH 44270

Directions: From SR 57 north of SR 585 go west on CR 70 (CR 70 becomes Sunset Dr. in Rittman) to Frederick St. and auction.
Watch for KIKO signs.



This ranch home was built in 1946 and features 3 bedrooms, kitchen, living room, and full bath on main level. Waterproofed basement with updated gas furnace & gas water heater, breaker electric, and outside entrance. 2-car detached garage. Public sewer and water. Rittman Schools. Current half year taxes are \$753.19.

NOTE: Several updates within the past 6 months, including: furnace, water heater, bathroom, living room walls, ceiling, and floor. A lot of money has been spent. Kitchen could use some updates but you decide. Great investment property for first-time homeowners. Home open at 4:30 PM auction day.

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, which goes to the seller. 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.

AUCTION BY ORDER OF: Heidi M. Hendrix
AUCTIONEER/REALTOR:
Jack C. Rohr, ext. 183, 330-465-1798



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330.455.9357 • kikoauctions.com

