



# AUCTION

LEADING THE INDUSTRY SINCE 1945

WEDNESDAY – MARCH 29, 2017 – 12:30 PM & 1:30 PM

## 2 Rental Homes

### INVESTMENT OPPORTUNITY

Akron City – Akron Schools

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

**AUCTION #1 – 420 KLINE AVE., AKRON, OH 44305**

**AUCTION #2 – 904 WORK DR., AKRON, OH 44320**

**Directions:** to Auction #1: Take I-76 east of I-77 to the Kelly Ave. (exit #24), north onto Fuller, left onto River St., then right on N. Case Ave., bear left onto Eastland Ave., and right on Kline to property. Watch for KIKO signs.



Auction #1



Auction #2



**AUCTION #1 – 420 KLINE AVE.:** Ranch home built in 1920 with 600 sq. ft. living area. Home has a kitchen, living room, bedroom, bathroom, and basement. Gas FA furnace. 73x65 double lot. Half year real estate taxes are \$673. Summit County parcel #6811125 and #6855175. Home is currently rented at \$420/mo. plus utilities. Open auction day only starting at 11:30 AM.

**AUCTION #2 – 904 WORK DR.:** Two-story home built in 1894 with 873 sq. ft. living area. Home has a kitchen, dining room, and bedroom on the main floor. Two bedrooms on the second floor. Full bath. Basement with gas FA furnace. Half year real estate taxes are \$620. 50x123 lot with garage. Property was rented at \$500/mo. Summit County parcel #6806011. This home will be sold on location at 1:30 PM.

**NOTE:** Homes open auction day only! Both homes will be sold at its own location. See [www.kikoauctions.com](http://www.kikoauctions.com) for full details.

**TERMS ON REAL ESTATE:** 20% 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:** Matthew & Robin Connelly  
**AUCTIONEER/REALTOR:** Jack W. Kiko, 330-206-0174

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**330.455.9357 • [kikoauctions.com](http://kikoauctions.com)**

