



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**Wednesday – April 12, 2017 – 6:00 PM**

## **3-Bedroom Bungalow – 2-Car Garage**

**PERFECT FOR A FIRST-TIME HOMEBUYER**

Move-In Ready – Large Lot Adjoins Wilson Park – Louisville Schools

**ABSOLUTE AUCTION**, All sells to the highest bidder on location:

**200 Menegay Rd., Louisville, OH 44641**

**Directions:** Take Louisville St. west of SR 44 or east of California Ave. to Menegay Rd., then north to address. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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Clean bungalow home, 2 bedrooms (new carpet) on main level plus full length bedroom upstairs. Updated full bath, front living room w/new carpeting. Oak kitchen w/appliances, new flooring, large bonus room off the kitchen, rear fenced yard. Attached two-car garage w/openers and covered front patio. Full basement, gas FA furnace (2003), and new central air (2016), laundry hook-up, painted walls & floor, glass block windows. Home has vinyl windows, new shingle roof in 2008 & vinyl siding. Area of nice homes, adjoins Wilson Park in the back. Lot size is 90' x 161'. Current taxes \$607.12. Louisville Schools. Open auction day at 5:00 PM.

**TERMS ON REAL ESTATE:** Only 5% down auction day (with pre-approved letter), 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:**  
Dwight & Rhonda Kress

**AUCTIONEER/REALTOR:**  
George Kiko,  
330-418-1095,  
george@kikocompany.com



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