



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**Wednesday – April 26, 2017 – 5:30 PM**

## Up & Down Duplex GOODYEAR HEIGHTS

**ABSOLUTE AUCTION, All sells to highest bidder(s) on location:  
1167 Pondview Ave., Akron, OH 44305**

**Directions:** Take I-76 east of I-77 to Kelly Ave. exit and left to Goodyear Blvd. then to Pondview and address. Watch for KIKO signs.



Both units currently occupied. Rents \$500 each plus utilities. Two bedrooms, living room, kitchen and bath per unit. Full basement with two laundry hookups. All separate utilities. Two new gas forced air furnaces and hot water tanks in 2014 and updated electric panels and plumbing. Vinyl siding and shingle roof, off the street parking. Public water and sewer. Taxes \$233.46 per half year. Home open sale day 1 hour prior to auction.

**TERMS ON REAL ESTATE:** 10% 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.

**Auctioneer/Realtor:**

Randall L. Kiko, ext 158, 330-831-0174

**Realtor:** Melanie K. Royer, 330-831-1446

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**330.455.9357 • kikoauctions.com**

