



AUCTION

LEADING THE INDUSTRY SINCE 1945

WEDNESDAY – AUGUST 16, 2017 – 6:00 PM

Codispoti Family Auction

Auction #1: 18.5 Acres W/ Large Farmhouse
Nice Workshop W/ Auto Lift – Garages – 3 Parcels

Free Gas – Mineral Rights Transfer
Nimishillen Twp. – Louisville, OH

Auction #2: 1/2-Acre Wooded Lot
Georgetown Rd., East Canton – Canton Twp.

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

6233 RAVENNA AVE. NE, LOUISVILLE, OH 44641

Directions: Take SR 44 just north of US RT 62 to Hooverdale St., then west to Brooklawn and south to address. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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AUCTION #1: (6233 RAVENNA AVE. NE, LOUISVILLE, OH) Comprises 18.5 acres open tillable land w/ a two-story vinyl-sided farmhouse. Large front vinyl deck. Vinyl windows. Home has three large rooms upstairs plus kitchen, full bath, and separate stairway entry. Main level has three large rooms, full bath, fireplace, and kitchen. Full basement w/ two gas FA furnaces and 2 central air units. Home currently has free gas! Concrete driveway. 2,019 sq. ft. total living area. Louisville schools.

Outbuildings include a nice 40' x 40' vinyl-sided pole barn built in 2001 with a large overhead door and 7,000# 2-post lift that transfers with property. Also, attached 4-car storage garage totaling 24' x 60' w/ 4 overhead doors. All buildings have concrete floors, elec., etc. Great property for hobby enthusiasts, car collectors, etc.

NOTE: All mineral rights transfer with each parcel.

PROPERTY SOLD IN THREE PARCELS AS FOLLOWS:

1A: Comprises 1/2 acre w/ home & buildings mentioned above. Current taxes are \$759.26 per half year.

1B: Comprises 10.83 acres approx. 7 acres tillable and balance is pasture w/ creek. Taxes are \$247.80 per half year.

1C: Comprises 7.19 acres w/ gas & oil well. Tillable land with some recreation land. Free gas transfers with this parcel. Taxes are \$107.81 per half year.

AUCTION #2: (GEORGETOWN RD., EAST CANTON, OH) Sold from Auction #1 location! Parcel #1307539, Stark Co., Canton Twp. Canton Local Schools. Comprises approx. 1/2-acre wooded lot. Corner parcel at SW corner of Georgetown Rd. & Hollywood Ave. NE. Taxes are \$190.97 per half year.

NOTE: Walk any of these parcels of land at your convenience. Call George Kiko for help w/ financing.

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: George Kiko, 330-418-1095 or george@kikocompany.com

