



# AUCTION

LEADING THE INDUSTRY SINCE 1945

**Tuesday – October 24, 2017 – 4:00 PM**  
**Real Estate Sells At 5:00 PM**

## Three-Bedroom Ranch Home

**CONVENIENT LOCATION – BETWEEN HUDSON & STREETSBORO**

Detached Two-Car Garage - .84 Acre Lot – Updated Roof & Windows  
Also Selling: Furniture – Hand Tools – Riding Mower – Samsung Refrigerator

**ABSOLUTE AUCTION**, family owned for many years, All sells to highest bidder(s) on location:  
**656 St. Rt. 303, Streetsboro, OH 44241**

**Directions:** St. Rt. 303 1.4 miles west of St. Rt. 43 in Streetsboro or 3.6 miles east of St. Rt. 91 in Hudson. Watch for KIKO signs.



Built in 1946 with later addition, 1,322 sq. ft., brick L-shaped ranch home. Updates: dimensional shingle roof, replacement windows, concrete sidewalk and patio. Mudroom area with half bath and access to laundry and utility room. Family room with brick fireplace with wood burner insert and picture window, open to dining room and kitchen with handmade pine cabinets and counter seating. Two bedrooms, full bath and large master bedroom with double closets and access to laundry room. Modern gas boiler and through-the-wall air unit, public water and aeration septic. Public sewer available. Detached two-car concrete block garage with electric, concrete floors and side lean to for storage. Large .841 acre lot with mature trees. Convenient location between Streetsboro and Hudson, near I-80 & 480. Shown by appointment or open 12 Noon sale day.



**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.

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**Contents:** Yard Machine by MTD riding mower – walk-behind brush cutter – Craftsman push mower – alum. ext. ladder – wheelbarrow – lawn roller – hand tools – few power tools – antique cultivator – few fishing poles – desk – living room tables – hardback books and records – cups and saucers – hardrock maple dining table with four chairs – four maple counter-height stools – maple open-top hutch – double bed headboard and dresser – like-new white Samsung French door refrigerator with bottom freezer – usual household items.

**TERMS ON CHATTELS:** Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card accepted. 4% buyer's premium on all sales; 4% waived for cash or check. Information is believed to be accurate but not guaranteed.

**Auctioneer/Realtor:** Russell T. (Rusty) Kiko, Jr., C.A.I., ext 115, 330-495-0923  
**Realtor:** Melanie K. Royer, 330-831-1446, Melanie@kikocompany.com

**Auction By Order Of:** CMKZ of Ohio, LLC



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