



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**Thursday – December 7, 2017 – 4:00 PM**

## 2,182-Sq.-Ft. Fixer Upper Ranch Home

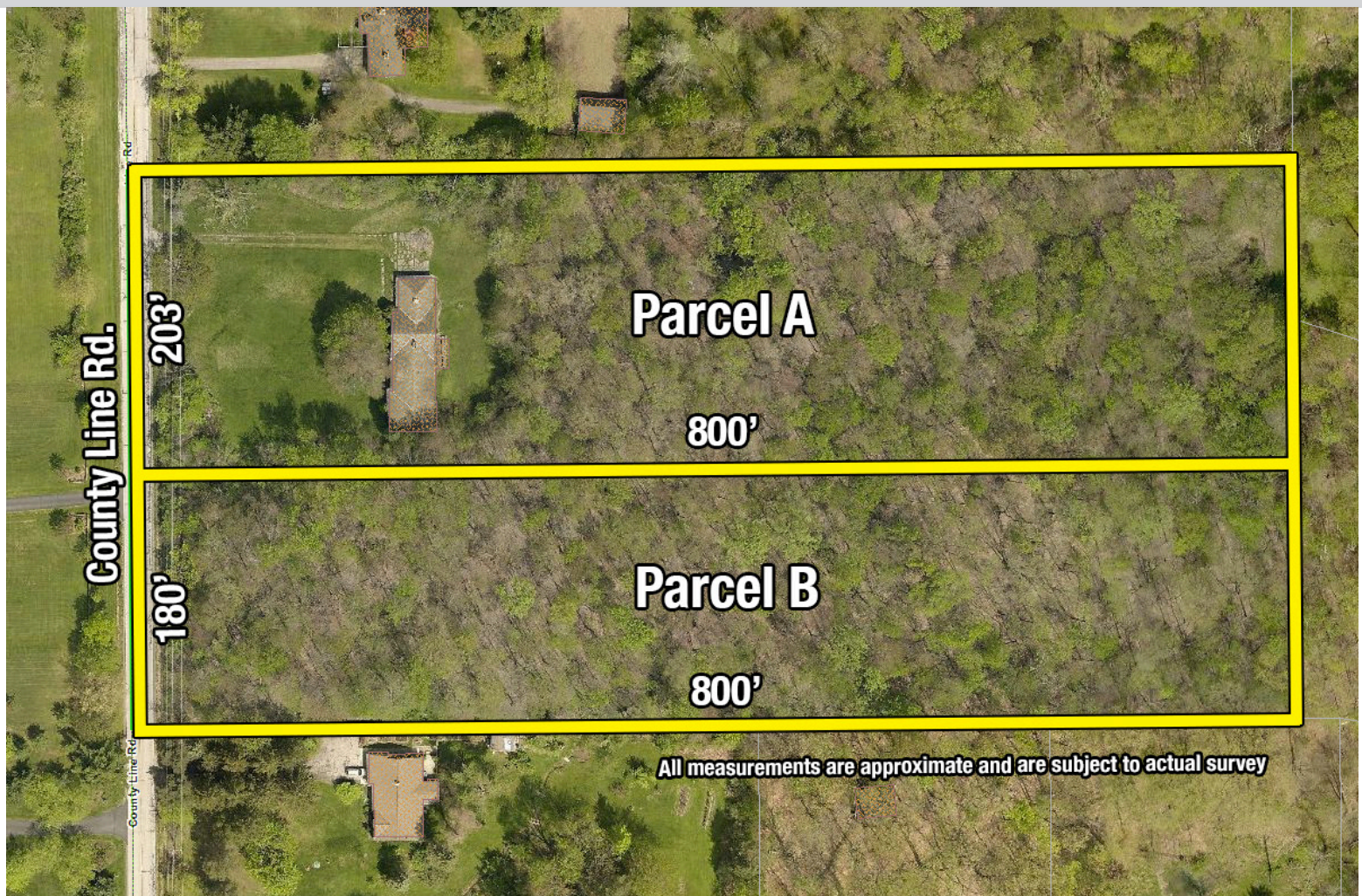
**ON 7.05 ACRES – OFFERED IN 2 BUILDABLE PARCELS**

**Chester Twp. – West Geauga Schools – Geauga Co. – Building Lot**

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

**12879 County Line Rd., Chesterland, OH 44026**

**Directions:** Take I-271 south of I-90 to the Mayfield Rd./US-322 E, exit 34 towards Gates Mills and east 4 miles to Old Mill Rd. and turn right to County Line Rd. and left to property. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



**330.455.9357 • kikoauctions.com**







**KIKO AUCTIONEERS**

2722 Fulton Dr. NW, Canton, OH 44718

**kikoauctions.com**

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**2,182-Sq.-Ft. Fixer Upper Ranch  
Home On 7.05 Acres – Offered In 2  
Buildable Parcels – Chester Twp.  
West Geauga Schools  
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**Members – State and National Auctioneers Association**



**PARCEL A:** Features a 2,182-sq.-ft. fixer upper ranch home built in 1953. Home has five bedrooms, 2 bathrooms, living room, dining room and kitchen. Attached double-car garage & basement. Home has been unoccupied for many years. Bring your flashlights for inspection. Needs major updating or tear down and build new. All setting on 3.74 acres with 203' road frontage. Nice standing timber to the rear of the property.

**PARCEL B:** Features 3.3158 acres with 180' road frontage. Mostly wooded. Nice building site.



**NOTE:** Great opportunity! Nice building lots with mature woods. Buy one or both. Parcels will not be offered together. See [www.kikoauctions.com](http://www.kikoauctions.com) for full details & terms.

**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.

**AUCTION BY ORDER OF:** James T. Lyon, Trustee of the William M. Lyon Irrevocable Trust



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