



AUCTION

LEADING THE INDUSTRY SINCE 1945

Saturday – December 9, 2017 – 12:00 PM

Home W/ Garage On 13.77 Acres

OFFERED IN 3 PARCELS – ZONED I-1

Tallmadge, OH – Summit County

**ABSOLUTE AUCTION, All sells to the highest bidder on location:
1408 Newton St. Tallmadge, OH 44278**

Directions: From I-76 east of Akron take Rt. 532 (exit 29), then south to Newton St. and left to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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PARCEL A: Bungalow style, vinyl-sided home w/ updated kitchen, living room, bedroom, bonus room and full bath on main level. Large bedroom up, divided basement, gas heat, CA, 100-amp breaker electric, glass block windows, drill well w/ softener, & sewer. 24' x 24' concrete block garage w/ cement floor, 220-electric, insulated, gas heat, overhead and man doors, 16' x 24' addition to rear w/ cement floor and overhead door, & updated roof last year. Situated on 1.49 acres w/ 155 ft. of frontage Newton St.

PARCEL B: 6.667 acres of mostly wooded land w/ 133 ft. of frontage on Newton St.

PARCEL C: 5.584 acres of open and wooded land w/ 130' of frontage on Newton St.

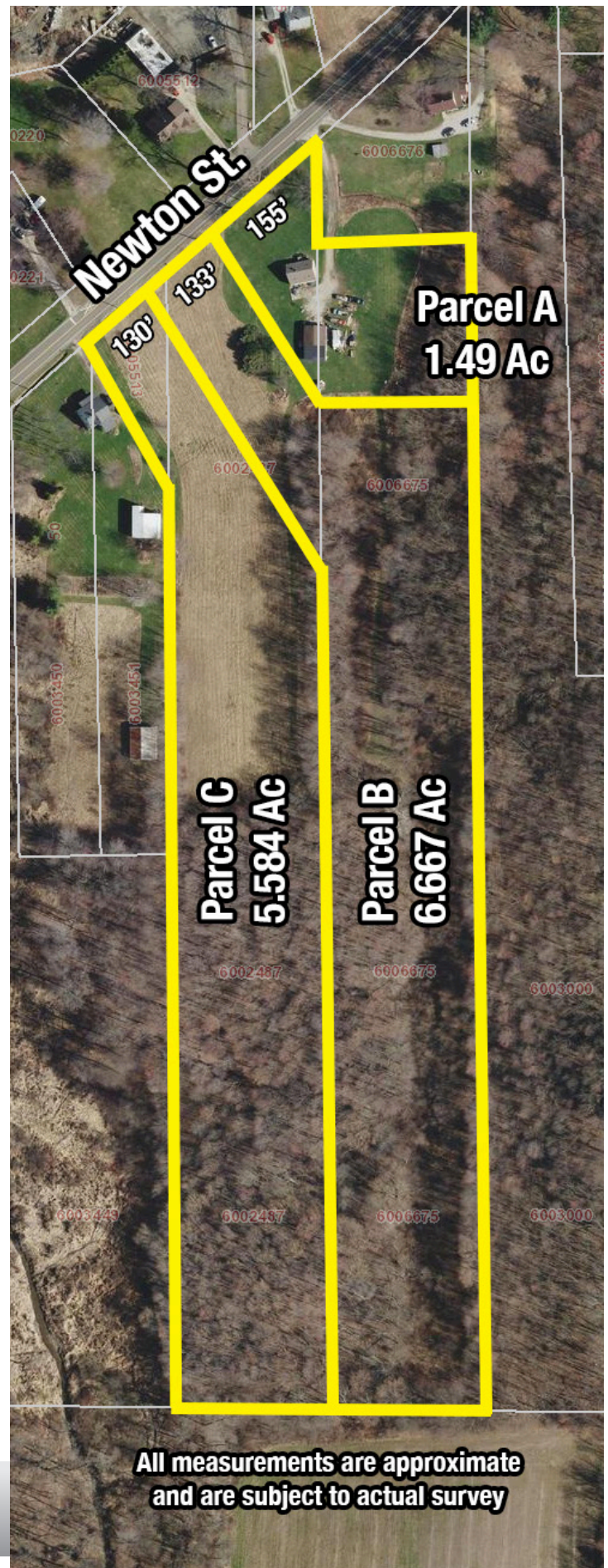
AUCTIONEER'S NOTE: The property is zoned I-1. The home will be open for inspection at 10:30 AM auction day or by appointment only. For information visit www.kikoauctions.com or call John Slagle at 330-418-4963.

TERMS ON REAL ESTATE: 15% 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: Dennis Walsh, Trustee for the Norman E. Walsh Irrevocable Trust & Et al



Auctioneer/Realtor®
JOHN W. SLAGLE
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**All measurements are approximate
and are subject to actual survey**



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