



AUCTION

LEADING THE INDUSTRY SINCE 1945

Thursday – February 8, 2018 – 5:30 PM

Thomas Estate Auction

FIXER UPPER CENTURY HOME – CUYAHOGA FALLS, OH

Also Selling: (2) Buildable Residential Lots – Cuyahoga Falls Schools

Sells to **SETTLE THE ESTATE** on location:

768 Tallmadge Rd., Cuyahoga Falls, OH 44221

Directions: Take the Tallmadge Rd. exit east of RT 8 to the corner of Tallmadge Rd. and Taylor Ave. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



330.455.9357 • kikoauctions.com





KIKO AUCTIONEERS

720 North Wooster Ave., Dover, OH 44622

kikoauctions.com

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THOMAS ESTATE AUCTION

Fixer Upper Century Home

Cuyahoga Falls, OH

**Also Selling: (2) Buildable Residential
Lots – Cuyahoga Falls Schools**

768 Tallmadge Rd., Cuyahoga Falls, OH 44221



Members – State and National Auctioneers Association



PARCEL #1: Features a handyman two-story home situated on a large lot, built in 1900. Main floor has kitchen, DR, LR, full bath, den, enclosed front porch. 3 bedrooms and a full bath upstairs. Basement with gas FA furnace, and public water & sewer. Parcel #0215627. Fronts on Taylor Ave.

PARCEL #2: Adjoins parcel #1 to the south. Fronts on Taylor Ave. next to Preston Park. Approx. 103' x 150' w/ water & sewer available. Parcel #0215628.

PARCEL #3: Adjoins parcel #1 to the north. Fronts on Taylor Ave. & Tallmadge Rd. Corner lot w/ trees. Approx. 83' x 108' w/ water & sewer available. Parcel #0215629.

NOTE: Parcels offered separately & together and sells the way it brings the most. Open for viewing one hour prior to bidding. Terrific location! Longtime family owned.

TERMS ON REAL ESTATE: 20% 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: Kevin W. Thomas, Executor of the Betty J. Thomas Estate, Portage County Probate Case #2013ES00265

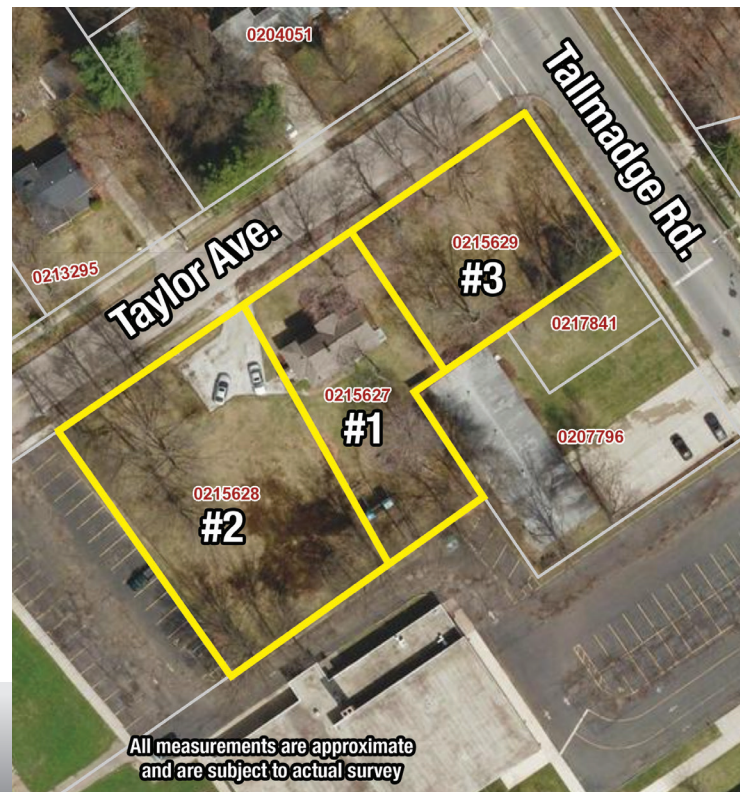


Auctioneer/Realtor®

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All measurements are approximate
and are subject to actual survey



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