



AUCTION

LEADING THE INDUSTRY SINCE 1945

Wednesday – April 18, 2018 – 12:00 PM

Ranch Home On .49 Acres

THREE DETACHED GARAGE/WORK SHOPS

Recent Updates – Summit County – Akron City Schools

Owner no longer has need, **ABSOLUTE AUCTION**, All sells to the highest bidder on location:

1036 Derbydale Rd., Akron, OH 44306

Directions: Take RT 241 (Massillon Rd.) south of RT 224 to Krumroy Rd., then go west. Take Krumroy Rd. to S. Arlington St. and go north to Derbydale Rd. and right to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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KIKO AUCTIONEERS

2722 Fulton Dr. NW, Canton, OH 44718
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REAL ESTATE: Ranch home situated on .49 acres. Main level having kitchen, living room, two bedrooms and full bath. Home has no basement (slab). Built in 1953. Half year real estate taxes are \$814.19. Property has garage/shop building (built in 2011) plus two additional storage/garage buildings. Recent updates include: gas furnace approx. 5 years, hot water tank approx. 2 years, shingles less than 10 years old and has replacement windows. Ideal starter or investment home. Will be open auction day starting at 11:00 AM only. Call Jeff or Tonja for details.

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: Wallace K. Howes Jr



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