



AUCTION

LEADING THE INDUSTRY SINCE 1945

TUESDAY – MAY 22, 2018 – 5:30 PM

Good Side-By-Side Duplex On 1.13 Acres

SEPARATE UTILITIES – NO ZONING - CORNER LOT ON 2 STATE ROUTES

Monroe Twp. – Ashtabula Co., OH

Owner is retiring from real estate. Absolute auction, all sells to the highest bidder on location:

5003 & 5005 CENTER RD., CONNEAUT, OH 44030

Directions: Take SR 7 south of I-90 to corner of SR 7 and SR 84. 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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GOOD SIDE-BY-SIDE DUPLEX ON 1.13 ACRES

Separate Utilities – No Zoning
Corner Lot On 2 State Routes
Monroe Twp. – Ashtabula Co., OH



Members – State and National Auctioneers Association



Real estate features a good side-by-side duplex home, could be converted back to single family. Corner lot on 2 state routes w/ no zoning. 2 driveways with a 2-car & 1-car oversized garage. 2 gas efficient furnace and gas water heater. Separate utilities. New water well in '05. 3 BR & 2 BA total. Several decks. One side is currently rented for \$475/ mo., other side recently vacant. A well-maintained property in a good location. Open for viewing 1 hr. prior to bidding.



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: Ruhland Inc.



Auctioneer/Realtor®

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