

AUCTION

LEADING THE INDUSTRY SINCE 1945

Thursday – August 16, 2018 – 6:00 PM Real Estate Sells First!

6.5-Acre Hobby Farm

3 Parcels - Updated Home - Barn - Pole Building & Outbuildings

Free Gas - 3-Acre Vacant Tract - Half-Acre Tract - Nimishillen Twp. Stark Co., OH - Louisville Schools - Also Selling: Furniture & Misc.

ABSOLUTE AUCTION, all sells to the highest bidders on location:

5644 Columbus Rd. NE, Louisville, OH 44641

Directions: Take Columbus Rd. west of Broadway Ave. or east of Bentler Ave. to address. Watch for KIKO signs.





















TRACT #1: 3 acres w/ approx. 129' frontage. Nice setting w/ vinyl bungalow home. 3 bedrooms, updated windows, large living room w/ stone fireplace. Nice kitchen, dining room, full bath. Tile basement w/ gas furnace. Nice 2-car garage w/ storage. 2-story vinyl sided bank barn. Lower level has concrete, water & elec. Also 24' x 60' steel pole barn w/ water & elec. Adaptable to nearly any use. Louisville Schools. Nice hobby farm, better take a look!

TRACT #2: 3 acres open land adjoins tract #1. Oil well on this parcel. Walk this land over at your convenience.

TRACT #3: Nice half-acre corner lot. Preliminary septic approval. Nice opportunity here!

NOTE: Tracts offered separate & as an entirety, selling whichever brings the most.

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.

FURNISHINGS: Living room furniture, end tables, etc. Visit www.kikoauctions.com for pictures!

TERMS ON CHATTELS: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card accepted. 4% buyer's premium on all sales; 4% waived for cash or check. Information is believed to be accurate but not guaranteed.



Auctioneer/Realtor®

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