



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**Tuesday – November 20, 2018 – 5:00 PM**

**INVESTMENT OPPORTUNITY**

## **Two Homes On One Lot**

**Two-Bedroom Two-Story Home & One-Bedroom Ranch Home**

**Sells As One – Public Utilities – Sebring Local Schools**

Owners no longer have need. Absolute auction, all sells to the highest bidder on location:

**435 & 445 N. 16th St., Sebring, OH 44672**

**Directions:** Take Johnson Rd. north of RT 62 (State St.) to Ohio Ave., then east on Ohio Ave. five blocks to 16th St., then north to address. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



**330.455.9357 • kikoauctions.com**







**KIKO AUCTIONEERS**

2722 Fulton Dr. NW, Canton, OH 44718

[kikoauctions.com](http://kikoauctions.com)

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**Investment Opportunity – Two Homes  
On One Lot – Two-Bedroom Two-  
Story Home & One-Bedroom Ranch  
Home – Sells As One – Public Utilities  
Sebring Local Schools**



**Members – State and National Auctioneers Association**



**REAL ESTATE:** Mahoning County parcel #21-003-0-505.00-0. Two homes situated on 50'x75' lot. These homes are being sold as one. All public utilities and half real estate taxes are \$281.81. Both homes have separate gas, electric and water meters. (Owner always paid the water). Tenants pay gas and electric. Homes will be open auction day starting at 4:00 PM for inspections. 445 N. 16th St. is rented, please respect tenant's privacy.

**435 N. 16TH ST.:** Two-story home with nice front porch. Main level having living room, family room, kitchen and full bath. Second level has two large bedrooms. Full basement with breaker electric and gas furnace. Home was built in 1901 having approx. 1,024 sq. ft. Previous tenant was paying \$450 per month plus gas and electric.

**445 N. 16TH ST.:** Ranch style home with vinyl siding approx. 1 year ago. Having living room, kitchen, full bath and one bedroom. Current tenant has been there approx. 12 years paying \$300 per month plus gas and electric.

**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.



Auctioneer/Realtor®

**JEFF R. KIKO**

330-206-1079

[jeffkiko@kikocompany.com](mailto:jeffkiko@kikocompany.com)



Auctioneer/Realtor®

**JOHN D. KIKO**

330-455-9357 ext. 122

AARE, CAI



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