



AUCTION

LEADING THE INDUSTRY SINCE 1945

MONDAY – OCTOBER 14, 2019 – 6:00 PM
OPEN FOR INSPECTION 1 1/2 HOURS BEFORE SALE.

Cozza Family Irrev. Trust

Quality One Owner Six-Unit Brick Apartment Building

Guildford Lake – Hanoverton, OH - Also Selling Adjoining Vacant Lot
Both On Sewer – Good Rental History

ABSOLUTE AUCTION, owner retired, all sells to highest bidders on location:

32340 SOUTH LANE, HANOVERTON, OH 44423

Directions: Take Rt. 172 east of Rt. 9 or west of Rt. 30 to Guildford Lake and north on Lakeview Dr. and bear left on Ridgeview Dr. and left on South Lane. Watch for KIKO signs.



Auction #1 – Brick three story – 6 unit - shingle roof – blacktop parking – secluded setting – separate utilities – electric stove and refrigerator with each unit – on sewer – built 1980 – 28 X 50 – brick – (2) one bedroom apartments on each level with oak applianced kitchen, utility room with laundry hookup, full bath, living room, 4 have outside balconies, good rental history and well maintained. Dec 2018 – apartment 1,3,5 all new carpet, water heaters, new doors, some new bath cabinets, drywall – also at this time, all new carpet in hallway and halls repainted, Apt. 1 July 2019 new 220 outlet for dyer, new bathroom outlet, new tub/shower faucet, plus above, Aug 2017 new refrigerator – Apt. 2 2012 painted entire apartment – Apt. 3 all new paint plus above – Apt. 5 2011 new refrigerator – tenants pay own electric – seller pays sewer, garbage, salt for water softener, electric for pumping water and electric for hallway.



- Apt 1 - \$515
- Apt 2 - \$485
- Apt 3 – empty
- Apt 4 - \$485 check comes from mental health
- Apt 5 - \$515
- Apt 6 - \$525



All tenants have paid first and last months rents plus security deposit which is same as rent.



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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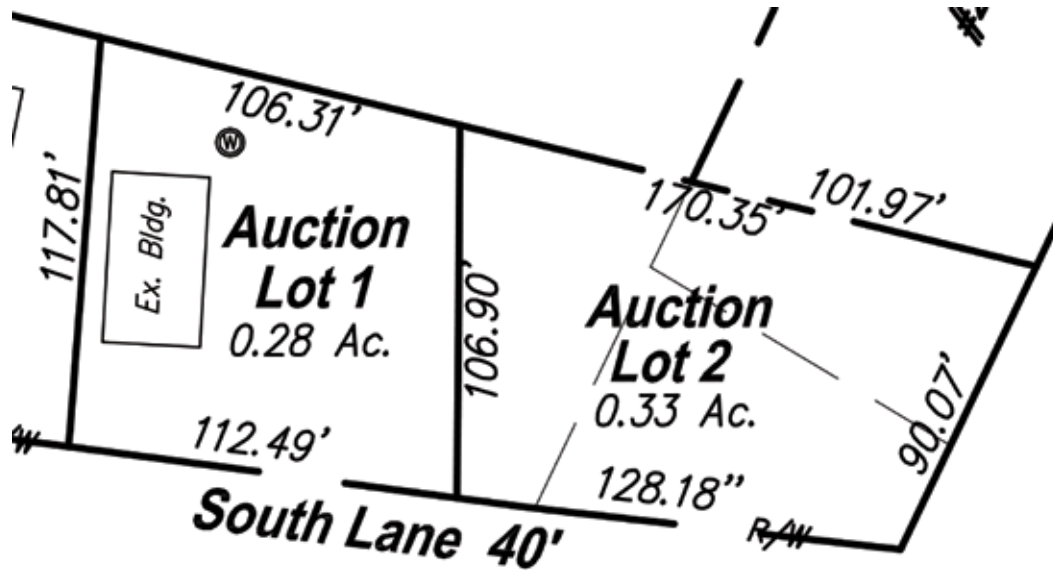


Members – State and National Auctioneers Association



Auction #2 – Vacant, part wooded adjacent lot with sewer available – lays nice.

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.



Auctioneer/Realtor®
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