



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**Wednesday – August 21, 2019 – 5:30 PM**

## Split Level Home On 4.24 Wooded Acres

**MINUTES FROM WEST BRANCH STATE PARK**

**Palmyra Twp. – Portage Co.**

Absolute auction, property will sell to the highest bidder on location:

**4974 John Thomas Rd., Ravenna, OH 44266**

**Directions:** From I-76 go south on SR 14 then left on Tallmadge Rd., and left again on John Thomas Rd. 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

**kikoauctions.com**

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## **SPLIT LEVEL HOME**

### **4.24 ACRES – WOODED**

**Minutes From West Branch State Park  
Palmyra Twp. – Portage Co.**



**Members – State and National Auctioneers Association**



**PROPERTY INCLUDES:** Parcel #264290000002013 consisting of home on 4.24 acres. Palmyra Twp., Portage County. This tri-level home was built in 1989 having 3 bedrooms, two baths, kitchen with walkout to rear deck. Propane gas heat and breaker electric service. Vinyl-sided home in need of repairs and updates. Well and septic. Current annual taxes are \$2,246. 4.2 acres of mostly woods with 192' frontage and 662' depth. Located within minutes of the West Branch State Park. Sits back off the road with asphalt driveway. Bring your tape measure and handy work, great opportunity to invest! Home open at 4:30 PM on auction day.



**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:** Freeland D. Oliverio, Trustee of the James K. Smoter and Victoria Smoter Living Trust.



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