



# AUCTION

LEADING THE INDUSTRY SINCE 1945

**MONDAY – JANUARY 6, 2020 – 5:00 PM  
OPEN 1 1/2 HOURS BEFORE SALE**

## Investment Real Estate

**SIDE-BY-SIDE RANCH STYLE DUPLEX – TWO BEDROOMS  
EACH - BOTH WITH GARAGES – 1,956 SQ. FT. – NEEDS SOME  
TLC - BRIMFIELD TWP. – PORTAGE CO.**

**ABSOLUTE AUCTION, All sells to highest bidders on location:**

**5096 SHERMAN WOOD DR., KENT, OH 44240**

**Directions:** Take Rt. 43 north of I-76 or south of Kent to Sherman Rd. and east to Sherman Wood Dr. and north to dead end.

Watch for KIKO signs.



### OPEN 1 1/2 HOURS BEFORE SALE

Shingle roof – vinyl sided – built 1980 – garage entrance from rear – wooded lot – taxes \$2,461 per year. Well and septic. Separate utilities. All electric. Parcel #04-013-10-00-018-000. Two bedrooms, kitchen, living room, laundry. Easy keeper, great location, needs primed and dressed.

**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.



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

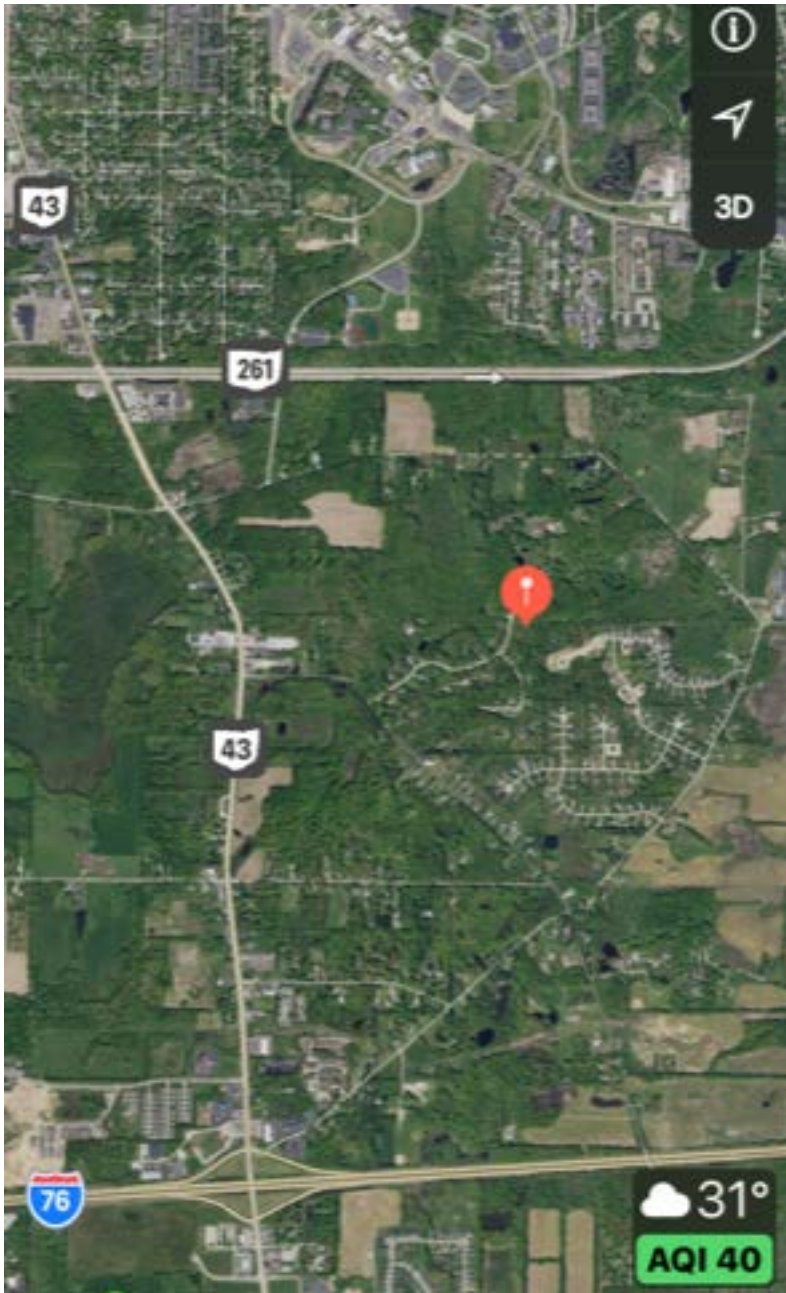
**MONDAY – JANUARY 6, 2020 – 5:00 PM**

## INVESTMENT REAL ESTATE

Side-By-Side Ranch Style Duplex – Two Bedrooms  
Each  
Both With Garages – 1,956 Sq. Ft. – Needs Some  
TLC  
Brimfield Twp. – Portage Co.



**Members – State and National Auctioneers Association**



Auctioneer/Realtor®  
**RUSSELL T. (RUSTY) KIKO, JR.**  
330.495.0923  
rustykiko@kikocompany.com



**330.455.9357 • kikoauctions.com**

