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# AUCTION

*LEADING THE INDUSTRY SINCE 1945*

**THURSDAY – APRIL 23, 2020 – 5:30 PM**

**Cape Cod Style W/ Garage - Champion Twp.**

**LONGTIME OWNERSHIP – WELL-MAINTAINED PROPERTY**

Online Bidding Available For The Real Estate

Absolute auction, all sells to the highest bidders online only.

**182 AIRPORT RD., WARREN, OH 44481**

Directions: From SR 5 take Mahoning Ave. NW to Airport Rd. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed. KIKO Auctioneers

**800-533-5456 | kikoauctions.com**





**REAL ESTATE:** Adorable home with many updates including landscaping, siding, vinyl windows, and glass-block basement windows. The main floor has a nice kitchen with dinette area, living room, 2 bedrooms, and full bathroom. Second floor large bungalow-style bedroom with lots of closets and storage spaces. Over 1,200 SF of living space. 2-car attached garage. 100-amp breaker electric service, gas furnace, central AC, secondary electric baseboard heat, basement waterproofed in 2005, new roof in 2008, and whole-house backup generator in 2012. Public



water and septic system. Champion Schools. Online bidding available.

**NOTE:** Open house for inspections at 3:00 PM sale day.

**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. 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:**  
Thomas Lake



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