



AUCTION

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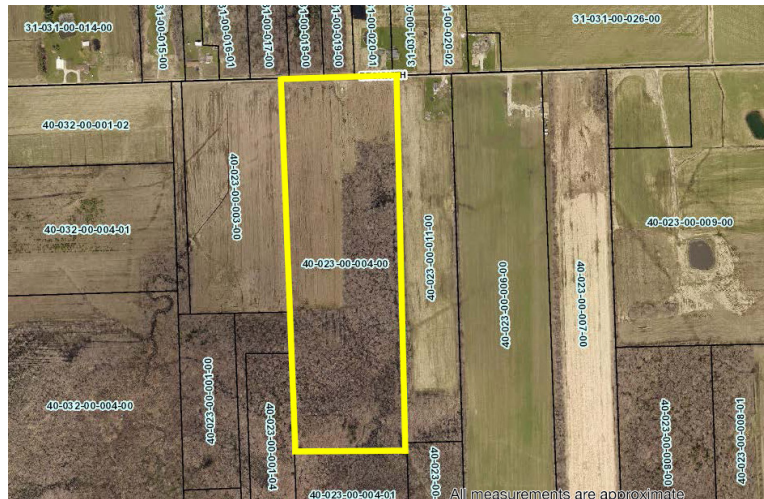
LEADING THE INDUSTRY SINCE 1945

Wednesday – May 6, 2020 – 5:30 PM

3 Nice Investment Homes – Conneaut 31 Acres Vacant Land – Kingsville, OH

ONLINE BIDDING ONLY – ASHTABULA COUNTY

ABSOLUTE AUCTION, all sells to the highest bidder online only. Preview location:
218 LAKE RD. (SR 531), CONNEAUT, OH 44030



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

800-533-5456 | kikoauctions.com





2722 Fulton Dr. NW, Canton, OH 44718
kikoauctions.com

Wednesday – May 6, 2020 – 5:30 PM

**3 NICE INVESTMENT HOMES
31 ACRES VACANT LAND**

ONLINE BIDDING – ASHTABULA CO.

PREVIEW: MAY 6, 2020 – 3:30-5:30 PM

Auction #1 – 218 Lake Rd. (SR 531), Conneaut, OH 44030
Parcel No. 122050014800
3 Bedroom - 2 Bath - Built 1904 - 1,212 SF. Main level features updated kitchen, nice tile floors, living area, full bath. Upstairs features 3 bedrooms, full bath. Newly renovated, ready to move in. Full basement with updated gas furnace. Vinyl siding, updated windows, fenced-in backyard. Public water and sewer. Was previously rented at \$750/month, tenant paid utilities. Taxes are \$345.58 per half. Conneaut City Schools.

Auction #2 – 165 Lake Rd. (SR 531), Conneaut, OH 44030
Parcel No. 122050027700
4 Bedroom - 1 Bath - Built 1900 - 1,566 SF - 2-Car Detached Garage. Main level features nice living area, kitchen and dining area, laundry room, bedroom, full bath. Upstairs features 3 bedrooms. Recently remodeled interior. Full basement with modern furnace, updated electric. Aluminum siding. Large lot. Public water and sewer. Previously rented for \$750/month, tenant paid utilities. Taxes are \$414.13 per half. Conneaut City Schools.

Note: All 3 homes will be open for inspections on May 6 from 3:30-5:30 PM only. All homes have been winterized and gas has been turned off. All properties sell as is. Online bidding starts Wednesday, April 29, 2020 at 12 PM and will run until live simulcast bidding begins May 6.

Auction #3 – 132 Garden St., Conneaut, OH 44030
Parcel No. 122090001600
3 Bedroom - 1.5 Bath - Built 1904 - 912 SF. Main level features tiled kitchen, dining room, living room, half bath. Upstairs features 3 bedrooms, full bath. Recently renovated interior. Full basement with gas furnace. Aluminum siding. Public water and sewer. Previously rented for \$750/month, tenant paid utilities. Taxes are \$370.45 per half. Conneaut City Schools.

Auction #4 – 5000 (Block) Beckwith Rd., Kingsville, OH 44048 Parcel No. 400230000400.
31.592 Acres Vacant Land - 60 percent wooded - 40 percent tillable - Recently timbered. Ideal hunting, recreational, or building parcel. Approximately 670' x 2,100'. All mineral right owned by seller to transfer (Approximately \$70 per year income). Taxes are \$402.69 per half. Pierpont Twp. - Pymatuning Valley Schools. Call for permission to walk the land.

Terms On Real Estate: 10% down auction day, balance due at closing. Wire Transfer only. 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.



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