



AUCTION

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LEADING THE INDUSTRY SINCE 1945

FRIDAY – MAY 15, 2020 – 12:30 PM

LIKE-NEW RANCH HOME AND WORKSHOP ON 10 ACRES

1,134 SF HOME AND 2,800 SF WORKSHOP - BOTH BUILT IN 2010 - WOODED AND OPEN LAND
FISHING POND - PRIVATE SETTING - WINDHAM LSD - WINDHAM TWP. - PORTAGE CO., OH

All sells to settle the estate on location:

8820 WADSWORTH RD., WINDHAM, OH 44288

Directions: Windham, OH is located west of Warren, OH, east of Streetsboro, OH, and just south of I-80 turnpike. Take SR 303 east of RT 88 or west of Windham, OH to Wadsworth Rd. then go south to auction. Watch for KIKO signs.



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

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Real estate features nice 10 acres of land w/ woods in the back and open out front w/ a fishing pond. Home & shop both built in 2010. Vinyl-sided ranch home w/ 1,134 SF, 2 bedrooms, nice open kitchen & dining w/ SS appliances, front living room, and full bath. Full basement w/ laundry. Well built, easy-keeper home. Shop building was also built in 2010. 36'x48' w/ 10' overhead door, plus 36'x32' w/ (2) 8' overhead doors. Finished office room and finished full shower bath. Building has finished interior through-out, steel & drywall. Mezzanine storage above. Current taxes are \$1,234.33 per half year. Windham Local Schools. Take a look at this property, you'll like this set up!



NOTE: Bid on-site or online. Social distancing may still be in effect.

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. Property to be sold as an entirety and not to be offered in separate parcels.

AUCTION BY ORDER OF: Jason Pridemore & Rachel Kerkhoven-Sweeney, Co-Administrators of their father's, Alvin R. Pridemore Estate. Portage County Probate case #2019ES00201



Auctioneer/Realtor®
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