



AUCTION

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LEADING THE INDUSTRY SINCE 1945

WEDNESDAY – JULY 29, 2020 – 5:30 PM

Fixer-Upper Ranch Home On 1.39 Acres

NICE PRIVATE WOODED LOT – 2-CAR GARAGE – DISTRICT 6 ZONING

Frontage On Martin Dr. & Terex Rd. – Many Possibilities
On-Site Or Online Bidding Available – Hudson City Schools

Absolute auction, all sells to the highest bidder. Location:

5823 MARTIN DR., HUDSON, OH 44236

Directions: Take RT 303 just east of RT 8 to Martin Dr. and right to address. Watch for KIKO signs.



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

800-533-5456 | kikoauctions.com



Open House: Wednesday – July 22, 2020 – 12:00-1:00 PM

REAL ESTATE: Features 2 parcels #3002274 and #3002275. Ranch home situated on a 1.39-acre lot (approx. 180'x338' total). Main level has a dining room, kitchen, full bath, enclosed back porch, 3 bedrooms (1 is a walkthrough), and attached 2-car garage. Full unfinished basement with walkout, 2020 gas furnace, and breaker electric. Home is on well and septic (sanitary sewer available on Terex Rd.). Home was built in 1923 and has approx. 960 SF. Total real estate taxes are \$1,232.13 per half year. Good property with loads of potential. Zoned District 6 Western Hudson Gateway which is comparable to Light Industrial, residential is grandfathered in. Call zoning for your particular needs. Home will be open auction day starting at 4:00 PM. Call Jeff Kiko, 330-206-1079 for details.

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: Michael J. Flynn



Auctioneer/Realtor®

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