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# AUCTION

*LEADING THE INDUSTRY SINCE 1945*

**WEDNESDAY – SEPTEMBER 30, 2020 – 5:30 PM**  
**BRICK RANCH ON 7.9 ACRES**

**With Garage Building - Partly Zoned B-2**  
**PIKE TWP – CANTON LOCAL SCHOOLS**  
Online Bidding Available

ABSOLUTE AUCTION, ALL SELLS TO HIGHEST BIDDER. LOCATION:  
**5466 Cleveland Ave. SE, East Sparta, OH 44626**

Directions: From 77-south take Cleveland Ave. S (RT-800) exit, head south just past Ridge Ave., auction is on the left on the corner of Cleveland Ave. S (RT-800) and Howenstine Dr. SE..



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

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





This nice ranch home is situated in Pike Township on nearly 8 acres of wooded and open land. Features include a nice kitchen/dining area that opens to the living area. 3 bedrooms and 1 bathroom with the master bedroom having access to the back concrete patio. Full basement featuring 200amp breaker electric and 2013 gas furnace & A/C. Other updates include 2013 roof shingles, windows, 2 doors, kitchen cabinets and floor, and septic in 2009. The large block garage features 2 full bays with overhead garage doors and an additional work room on the back, complete with working bathroom. There is a 2019 Lamar 15 yr. billboard lease that will transfer. 200 ft. off Cleveland Ave. to the east zoned B-2.

**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.



Auctioneer/Realtor®  
**LORI KIKO**  
330-495-3617  
lori@kikocompany.com



Realtor®  
**GABE COZY**  
330-316-8229  
gcozy@kikocompany.com

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

