



AUCTION

LEADING THE INDUSTRY SINCE 1945

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WEDNESDAY - OCTOBER 21, 2020 - 5:00 PM

3-Bedroom Ranch Home On .86 Acres

ATTN: NATURE LOVERS - ONLINE BIDDING AVAILABLE

Manchester Schools - New Franklin Twp.

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

775 FAIRWOOD RD., NEW FRANKLIN, OH 44319

Directions: Take RT 93 Manchester Rd. south of RT 619 and Portage Lakes OR north of Canal Fulton to Center Rd. then east to Bolender Rd., then south to Fairwood Rd. and west to auction OR west of RT 77 on RT 619 to S. Main St., then south to Center Rd. and west to Bolender Rd. and south to Fairwood Rd. and auction. Watch for KIKO signs.



REAL ESTATE: Home ready for updating w/ 1,256 SF. Features living room w/ fireplace and hardwood floors, kitchen w/ all appliances and tile flooring, dinette w/ bay window, sliding door to back patio deck, and private backyard w/ stately trees and nature. 3 bedrooms w/ hardwood floors and full bath. Attached 2-car garage. Full basement with half bath and fireplace. Gas FA heat, central air, well and septic. Situated on a cul-de-sac w/ .86 wooded acres. Taxes are \$1,368.79 per half year. Easy access to I-77 & I-76.



TERMS ON REAL ESTATE: 15% 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: Electra C. Jacobs



Auctioneer/Realtor®
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Information is believed to be accurate but not guaranteed. KIKO Auctioneers

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