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# AUCTION

*LEADING THE INDUSTRY SINCE 1945*

**THURSDAY - DECEMBER 3, 2020 - 12:30 PM**

## **3-Bedroom Ranch Home**

### **1-CAR DETACHED GARAGE**

Summit Co. – Barberton City - Online Bidding Available

All sells to settle the estate. Location:

**688 E. BAIRD AVE., BARBERTON, OH 44203**

Directions: From 5th St. and E. Robinson Ave. head north on 5th to E. Baird then east to address. Watch for KIKO signs.



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

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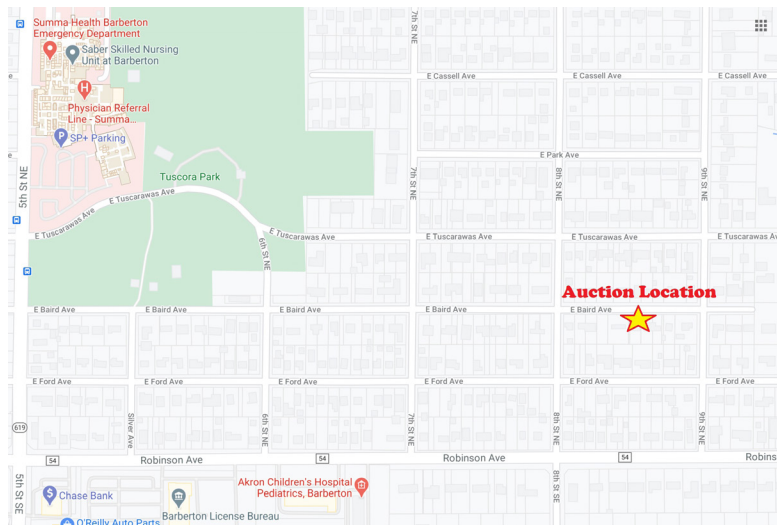


**PROPERTY FEATURES:** Ranch home built in 1952. 3 bedrooms with wood floors, living room with wood floors, applianced eat-in kitchen, and full shower bath. Full basement with wood-burning fireplace, breaker electric, FA gas furnace, and AC. Detached single garage. Basement has had water in past, bring inspector day of auction. Open 1.5 hours prior to auction. Home ready for some sprucing and updates. Most of furniture in home will stay with the property and transfer to new buyer. Summit Co. parcel #0110341 and #0110340. Convenient location just a few blocks from Tuscora Park and Barberton Hospital. Call with any questions or how to buy this property at auction.

**NOTE:** Open house Monday, November 30th from 4:30-6:00 PM.

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

**AUCTION BY ORDER OF:** William Allen, Administrator for the Marc Lance Allen Estate, Summit Co. Probate case #2020 ES 00890



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