



AUCTION

LEADING THE INDUSTRY SINCE 1945

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THURSDAY - DECEMBER 31, 200 - 12:30 PM

7-Acre Hobby Farm - Handyman Special Home

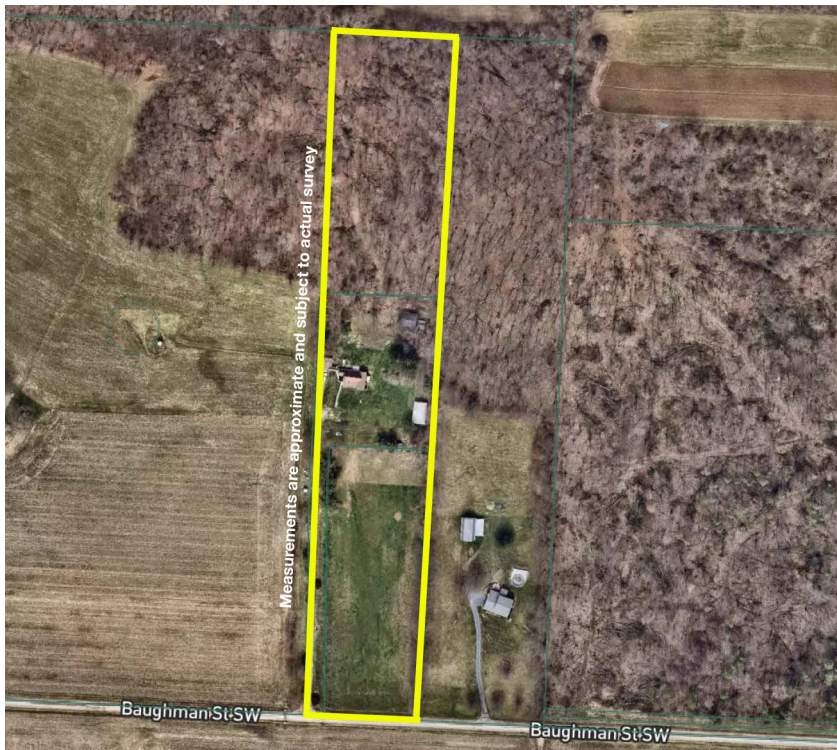
ABSOLUTE AUCTION - NICE SETTING - OPEN PASTURE - PARTLY WOODED

Sugar Creek Twp. - Stark Co. - Fairless LSD - Online & On-Site Bidding Available

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

11801 BAUGHMAN ST. SW, NAVARRE, OH 446626

Directions: From Navarre, OH head west on Elton St. SW for 2.3 miles, then south on Pigeon Run Ave. for one-half mile, and west onto Baughman St. to auction. Watch for KIKO signs.



REAL ESTATE: 7-acre hobby farm with nice hillside setting. Home sits back off the road with view of the countryside. Open pasture out front and partly wooded behind home. Improvements include a handyman special brick ranch home with a living room with fireplace, eat-in kitchen, 3 bedrooms, 1 full bathroom, and full basement. Home is in need of sprucing up and updating! Sugar Creek Twp., Fairless School District. Stark Co. parcel #6702837 and #6702864. Taxes are \$1,118 per half year. Online and on-site bidding available auction day.

NOTE: Walk land at your convenience. Home will be open 2 hours prior to bidding auction day.

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: Leeman Acres Development Inc.



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

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