



AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

THURSDAY – JANUARY 27, 2022 – 1:00 PM

Fixer-Upper Ranch Home On 1+ Acre 3 Bedrooms – 2 Full Baths – Home Generator Marlington Local Schools

MARLBORO TWP. – STARK, CO., OH

On-Site Auction With Online Bidding Available

Absolute auction, all sells to the highest bidder. **LOCATION:**

8879 St. Peters Church Rd., Louisville OH 44641

Directions: Take SR 44 north of SR 173 to St. Peters Church Rd. then east to address. Watch for KIKO signs.

REAL ESTATE features 1.16-acre level lot with large, fenced rear yard, two-car attached garage, breezeway enclosed patio with gas heat. Home has 3 bedrooms with hardwood floors, full bath with “walk-in” tub (cost \$15,000). Front living room, dining area & kitchen with appliances. Full basement w/ rec room, shower bath, storage areas. Updated gas FA furnace, central air, whole house backup gas generator. Home is vinyl sided, nice setting, needs handyman updating throughout! Current taxes \$638 per half year. Marlington Local Schools.

NOTE: Home open auction day at 12:00 PM. Come prepared to buy! Can't attend in person? You can bid online via live simulcast. Call with questions!



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: Monna May



Auctioneer/Realtor®
GEORGE P. KIKO
330-418-1095
george@kikocompany.com

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

800-533-5456 | kikoauctions.com

