



AUCTION

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LEADING THE INDUSTRY SINCE 1945

**TUESDAY – SEPTEMBER 20, 2022 – 12:00 PM
REAL ESTATE SELLS FIRST!**

Good Brick Ranch Home With Garage

FURNITURE – HOUSEHOLD GOODS

On-Site & Online Bidding Available On The Real Estate

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

1725 WESTERN AVE., ALLIANCE, OH 44601

Directions: Take State St. east of Beechwood or west of Union Ave. to Western (next to Dairy Queen) and go just north to auction.

Watch for KIKO signs.



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

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Real estate features a good brick ranch home situated on a 76' x 162' lot. Walking distance to restaurants and shopping! Main floor has an applianced kitchen with dining area, living room with fireplace, 2 bedrooms, and full bath. Oak hardwood floors throughout. Enclosed rear patio and covered front porch. Partially finished basement with a rec room with wood stove, kitchenette, 1 bedroom, and a full bath. Utility room with washer and dryer, updated Trane gas furnace, central AC, and breaker electric. 1-car attached garage, concrete driveway, and rear garden shed. Updated 3-dimensional shingles. Terrific location! Open for viewing auction day beginning at 10:00 AM.

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.

SELLING IMMEDIATELY FOLLOWING THE REAL ESTATE: Kitchen cupboard - Day bed - Microwave - Console sewing machine - Oak ent. center - LR chairs - End stands - 2 queen size beds - Wardrobe closets - Books - Records - Coolers - Lawn chairs - Small chest freezer - Holiday décor - Vacuum - Exercise bike - Dry sink - Folding tables - Misc. tools & hardware - Kitchen items - Etc.

TERMS ON CHATTELS: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard accepted. 4% buyer's premium on all sales, 4% waived for cash or check when paid sale day. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

AUCTION BY ORDER OF: Mary Dona Howell, Trustee



Auctioneer/Realtor®
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