



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**TUESDAY – DECEMBER 6, 2022**

## Investment Opportunity

THREE HOMES

RICHLAND – ASHLAND – LORAIN COUNTIES

ONLINE BIDDING AVAILABLE

Absolute auction, all sells to the highest bidders on location.



**Auction #1**

**Auction #1: 110 Helen Ave.,  
Mansfield, OH 44903 –  
Sells At 12:00 PM**

**Directions:** In Mansfield,  
Helen Ave. north of Park  
Ave. W or south of W. Fourth  
St.

Richland Co. – Mansfield  
CSD – 1,716 sq. ft. home on  
37 X 88 corner lot – covered  
front porch – main level has  
foyer with window seat and  
bay window, living room  
with fireplace, dining room  
and kitchen – three bed-  
rooms and full bath on sec-  
ond level. Walk-up attic - FA  
gas heat, public water, and  
sewer. Bring your contrac-  
tor.

**Auction #2: 217 Prospect St.,  
Ashland, OH 44805 –  
Sells At 1:15 PM**

**Directions:** In Ashland, Cot-  
tage St. north of E. Main St.  
or south of Faultless Dr. and  
west on Prospect St.

Ashland Co. – Ashland CSD  
– close to university – 1,344  
sq. ft. home on 50 X 119 lot  
– attached one-car garage  
– main level has front living  
room – kitchen – dining area  
– laundry/mud room – three  
adjoining bedrooms upstairs  
and full bath – FA gas heat –  
public water and sewer.



**Auction #2**

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

**800-533-5456 | kikoauctions.com**





**Auction #3: 1336 East Ave.,  
Elyria, OH 44035 –  
Sells At 4:30 PM**

**Directions:** Take Grafton Rd. north of Rt. 20 approx. 2 miles (Grafton becomes East Ave.) or East Ave. south of Broad St.

Lorain Co. – Carlisle Twp. – Elyria CSD – convenient location - 1,674 sq. ft. home on 44 X 327 lot – backs up to Black River – three bedrooms – one bath – enclosed front porch – covered back deck – updated gas furnace and AC – 24 X 32 pole building – nice backyard.



**Note: Each property shown auction day 1 1/2 hours prior to bidding.**

**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: Grant Land, LLC**



Auctioneer/Realtor®  
**RANDALL L. KIKO**  
330-831-0174  
randall@kikocompany.com



Realtor®  
**MELANIE ROYER**  
330-831-1446  
melanie@kikocompany.com

**800-533-5456 | kikoauctions.com**

