



AUCTION

LEADING THE INDUSTRY SINCE 1945

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FRIDAY - MARCH 24, 2023 - 12:30 PM

Premier Real Estate Auction

2010 Brick Ranch Home - 11 Acres - 2 Outbuildings

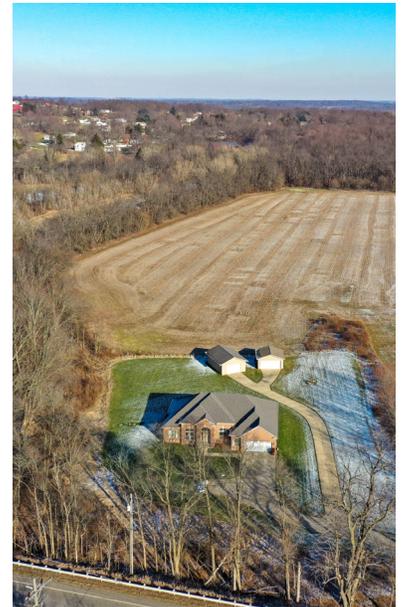
NEW FRANKLIN - SUMMIT CO. - NORTON LSD

On-Site & Online Bidding Available

ABSOLUTE AUCTION, all sells to the highest bidders on location:

5983 S. Cleveland Massillon Rd., New Franklin, OH 44216

Directions: From Vanderhoof Rd. go south on S. Cleveland Massillon Rd. Home is located west side of street. Watch for KIKO signs.



**HOME OPEN FOR PREVIEW
AUCTION DAY 11:00 AM**

**SPECIAL OPEN HOUSE MONDAY
MARCH 20, 2023 - 4:30-6:00 PM**

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

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REAL ESTATE: Great opportunity to purchase a beautiful custom home on 11 acres in the city of New Franklin, Ohio. Built in 2010, this one-owner brick ranch home has 2,484 SF of living space with an open concept floor plan. The kitchen has solid surface countertops with island and high-top bar eating area. Living room with vaulted ceilings and gas fireplace. Sliding glass door to composite built deck/patio area. Formal dining room and office are located on each side of the front entry area. 4 total bedrooms and 2.5 bathrooms. Large master bedroom with walk-in closet. The master bath has a bathtub, shower, closets, double sink, and vanity area. Solid surface flooring throughout the entire main floor with carpet in the bedrooms. 2-car attached garage, full unfinished basement with lots of storage. High efficiency gas furnace and HVAC. Concrete driveways leading to 2 matching outbuildings, one is currently used for extra garage and storage of lawn mowers, etc. The other is used for a woodworking shop. Both buildings are vinyl sided and have electric service. Beautiful rural setting adjacent to other farmland. This 11.84-acre parcel was farmed (2022). The new owner will have the option to continue the farm lease in the future if they choose. Currently receiving a CAUV tax credit for the AG use of the farmland and homestead credit.

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: Susan Amato, Trustee. Previously owned by Mr. & Mrs. Kalapodis.



Auctioneer/Realtor®

BOB YOUNG

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