

ABSOLUTE AUCTION

MONDAY, DECEMBER 9, 2024, 12:00 PM



REAL ESTATE

AUCTION #1



AUCTION #1



AUCTION #2



TWO INVESTMENT PROPERTIES

AUCTION HIGHLIGHTS

- 6 Units Total
- All Public Utilities
- Auction #1: Two Story Three-Unit With Garage
- Auction #2: Up/Down Duplex, Single Family Two-Story On Same Parcel
- Units Open Auction Day Only At 11:00 AM
- Both Sold From Auction #1 Location

Live Onsite Auction With Online Bidding Available

AUCTION #1: 672 N. LINCOLN AVE.,
SALEM, OH 44460

www.kikoauctions.com | 800.533.5456

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



Scan for auction details, including directions.

Absolute Auction.
All sells to the highest bidders on location.



AUCTION #1

672 N. Lincoln Ave., 3,100 sq. ft, 3 units, one unit on each level, two units having kitchen, living area, full bath, one two bedroom and one three bedrooms. Basement with laundry, separate electric meters, two gas meters, first and second levels have separate FA gas heat, 3rd level efficiency, all electric separate meter. Vinyl siding, shingle roof, three-car garage, alley at side to access garage. Taxes \$892.37 per half. All units have separate outside entrances.

AUCTION #2

385 S. Lincoln Ave., 1,600 sq. ft. up/down duplex, each unit with kitchen, living area, full bath, one two bedrooms, one with one-bedroom, upper unit has electric heat, main level has FA gas heat, two electric meters. Vinyl exterior and slate roof. (393 single family two-story home behind main house) with separate meter from main house, kitchen, living room, bath and three bedrooms. FA gas heat. Currently vacant, needs updated.

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 Separate Parcels and not to be offered as an Entirety.

AUCTION BY ORDER OF

672 Lincoln Avenue North-Salem LLC & 385 Lincoln Avenue South-Salem LLC



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**REALTORS
 AUCTIONEERS
 ADVISORS**

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