

ABSOLUTE AUCTION

WEDNESDAY, DECEMBER 18, 2024 – 11:00 AM
REAL ESTATE SELLS AT 12:00 PM



INVESTMENT
PROPERTY



HANDYMAN 2,524 SQ. FT.
DUPLEX ON .34-ACRE
CORNER LOT

KNOX TWP., WEST BRANCH LSD,
COLUMBIANA COUNTY

4390 MIDDLE ST.,
HOMEWORTH, OH 44634

Live Auction With Online
Bidding On Real Estate

OPEN HOUSE: AUCTION DAY
9:00 AM-12:00 PM

ALSO SELLING:

- Vermeer 5.5HP Honda Trencher
- 10' Alum. Brake
- Drywall Lift
- Mustang Mini Mower
- Loads of Hardware



Scan for auction
details, including
directions.

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

www.kikoauctions.com | 800.533.5456

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



REAL ESTATE

Lots of potential with this handyman duplex! Lower unit features kitchen with large center island, dining area, living room, half bath with additional room with laundry utility hook ups, family room with bay window & door to enclosed patio, two bedrooms with closets plus a full bath. This unit has gas F/A heat and separate electric. Upper unit features room plumbed for kitchen, living room, two bedrooms with closet, and full bath. This unit has all new windows, new drywall, electric baseboard heat and separate electric. Full divided basement with walkout, new electric panel, hot water tank and water softener. Property has two parcels totaling .33-acre corner lot, with carriage house, septic, and well with new pump. Taxes per half year are \$493.46. Immediate possession at closing. Property will be open sale day starting at 9:00 am until 12:00 pm. For more information or help with financing contact Geno or Tina. Visit our website for more pictures.

TERMS ON REAL ESTATE

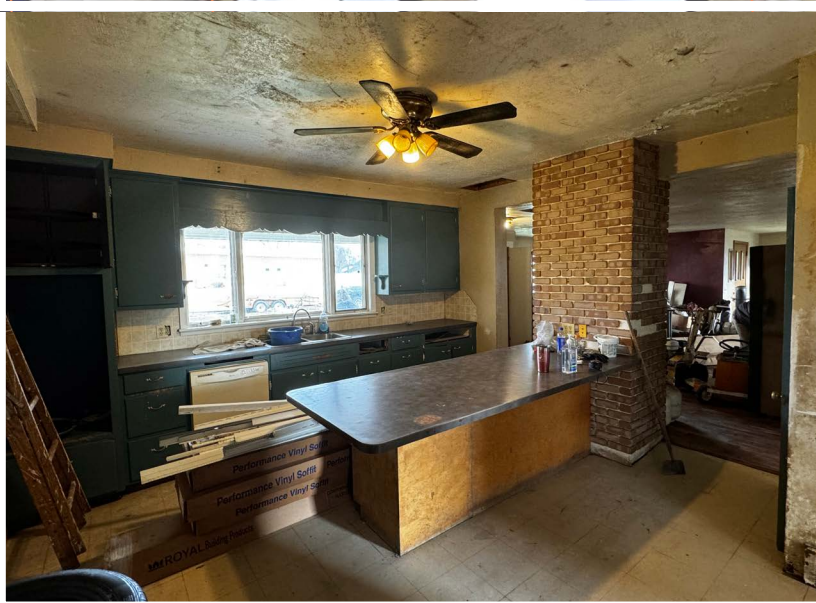
10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed. Online bidding available. Property to be sold as an Entirety and not to be offered in separate parcels.

CHATELS

Vermeer 5.5HP Honda walk-behind trencher; mini Mustang riding mower; 10' alum. brake; drywall lift; pneumatic bumper jack; 40' extension ladders; power tools; loads of electrical, plumbing and HVAC hardware; Anderson windows; 4 cases laminate flooring; boxes vinyl soffit; coil nails, sink faucets; seashell sinks; pipe cutters and threaders; yard tools; garden cultivator; unicycles; '83 Parader magazine feat. Ozzy Osborn; military fuel cans; scooter; many things unknown in boxes, anything may turn up!

TERMS ON CHATELS

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.



EUGENE R. KIKO
AUCTIONEER/REALTOR®
330.495.0131
genokiko@kikocompany.com



TINA SLATZER
REALTOR®
330.280.2900
tslatzer@kikocompany.com



REALTORS
AUCTIONEERS
ADVISORS

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



MULTIPLE LISTING SERVICE
MLS

