



AUCTION

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LEADING THE INDUSTRY SINCE 1945

Tuesday - October 24, 2023 – 12:00 PM
Real Estate Sells First

Estate Auction

16.5 Acres In 2 Parcels - Zoned I-1
Home With Shop

MEDINA CO. – WADSWORTH TWP. - WADSWORTH LSD

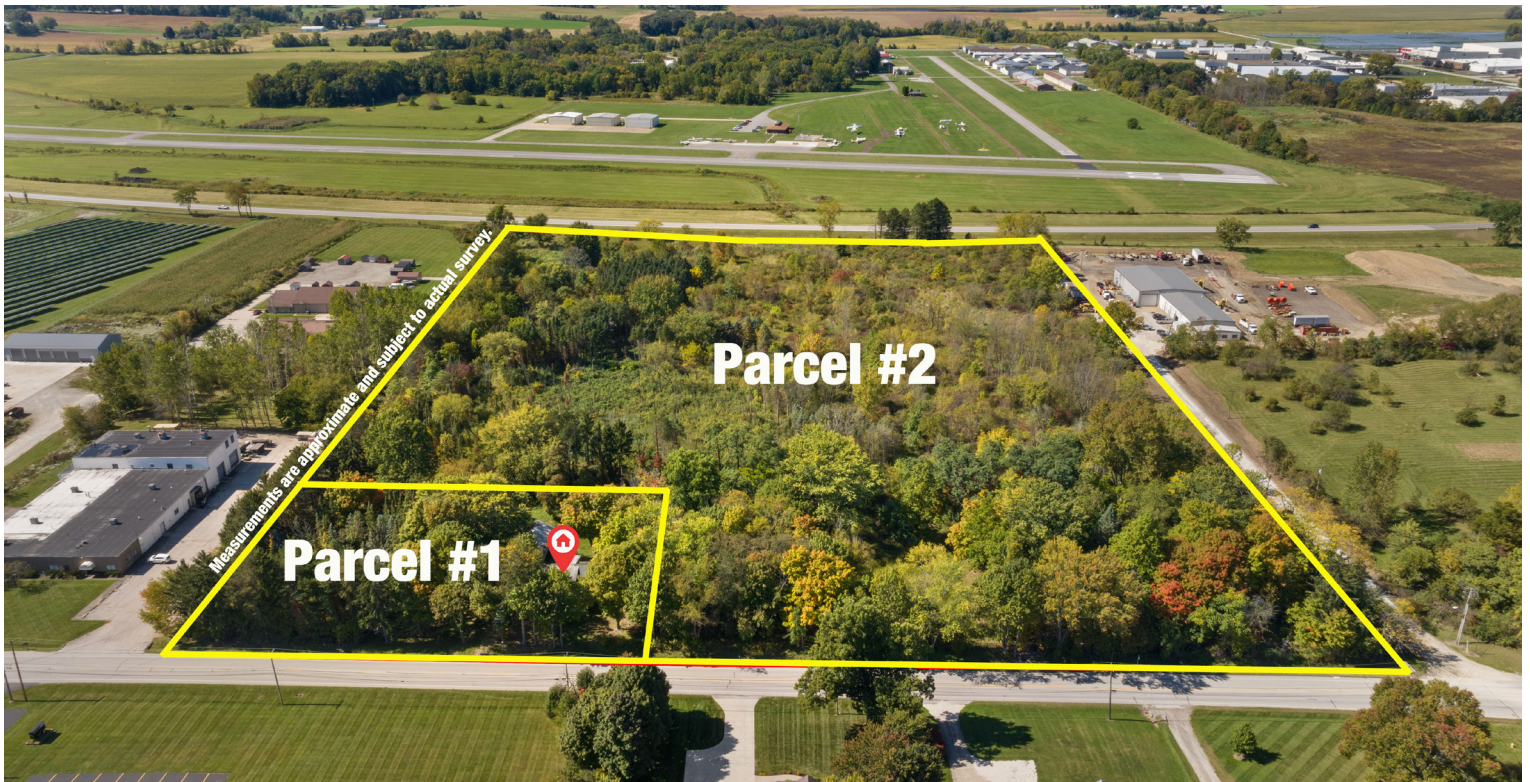
Also Selling On-Site: Furniture, Collectibles

Live Auction With Online Bidding Available On Real Estate.

All sells to settle the estate on location:

9926 Rittman Rd., Wadsworth, OH 44281

Directions: From I-76, west of Akron, & Wadsworth Rd./OH-57 head south 1.7 miles on OH-57 to Seville Rd. Head east on Seville Rd. 0.3 miles to Trease/Rittman Rd. South on Rittman Rd. to auction. Watch for KIKO signs.



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

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Real Estate: 16.5 acres zoned I-1. Improvements include a 3-bedroom home with main floor master with private bathroom, kitchen, formal dining room and living room. The second floor has 2 additional bedrooms and another full bathroom. The home has tons of character with original woodwork and built-ins and is in need of TLC and sprucing up. Detached garage. Mostly wooded. Medina County parcel #038-17C-20-001 and #038-17C-14-006. Half year taxes are \$2,145.

To be offered as follows:

Parcel #1: Home and garage on 1.3 acres.

Parcel #2: 15 acres mostly wooded.

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 offered as a Multi Par auction and sold whichever way it brings the most.

Also Selling On-Site: Agrifab Leaf Vac - Beltz Leaf Vac - Battery Tender - Early Advertising Pieces - Costume Jewelry - Vintage Toys & Games - Porcelain Figurines - Edison Phonograph - Porcelain Lighted Christmas Tree - Lane Cedar Chest - Tools - Collectibles - Antiques - Household - Furniture - And Much More!

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: Linda Smith, Executrix of the Estate of Golda Faye Holvey, Medina County Probate case #2023-07-ES-0359



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