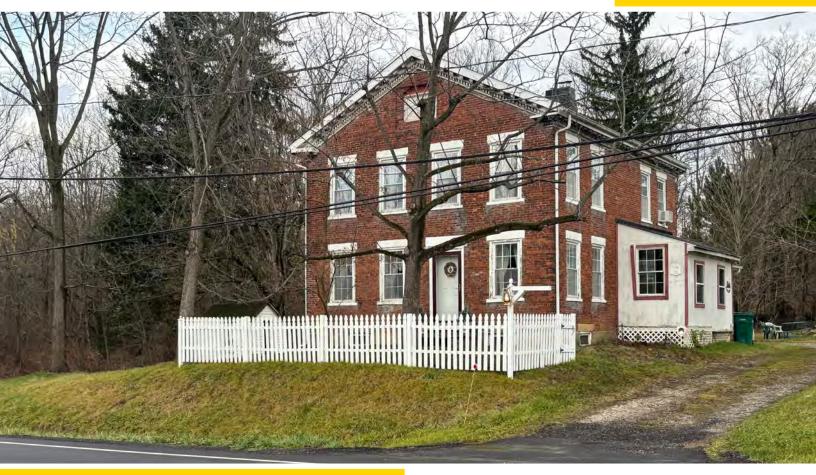
AUCTION

WEDNESDAY, FEBRUARY 12, 2025, 12:00 PM OPEN HOUSE MON. FEB. 10, 2025, 3:30-5:00 PM





BRICK TWO-STORY HISTORIC HOME ON 2.87 ACRES

Hambden Township, Geauga County, Chardon Local Schools

13250 CHARDON WINDSOR RD., CHARDON, OH 44024

www.kikoauctions.com | 800.533.5456

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









LIVE AUCTION WITH ONLINE BIDDING

Real estate features a two-story brick historical home on 2.87 acres, built in 1841 with 2,584 sq. ft. living area. Main level features mudroom entrance, living room with pellet stove heater, kitchen, lg. great room, formal dining room, sitting room and bathroom. Second level has three bedrooms and full bath. Walkup floored attic storage. Open basement with F.A. furnace. Nice size rear wood deck. Lg. 48'X40' pole barn with cement floors, electric, floored attic, half bath and lean-to. Two other small storage sheds. Property is serviced by well and septic. Half year real estate taxes are \$1,436.



Scan for auction details, including directions.

All sells to settle the estate.

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.

AUCTION BY ORDER OF

Courtney Jenkins, Executor of the Alfreda Helen Pearn Estate, Geauga County Probate case #24PE0438

ALSO SELLING CONTENTS ONLINE ONLY

STARTS: SUN. FEB. 9, 2025, 2:00 PM ENDS: FRI. FEB. 14, 2025, 2:00 PM

PREVIEW: MON. FEB. 10, 2025, 2:00-3:30 PM PICKUP: WED. FEB. 19, 2025, 10:00 AM-2:30 PM











JACK W. KIKO AUCTIONEER/REALTOR® 330.206.0174 jackkiko@kikocompany.com



LORI KIKO AUCTIONEER/BROKER 330.495.3617 lori@kikocompany.com









