



AUCTION

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FRIDAY – JUNE 30, 2023 – 12:00 PM

Kamerer Estate Auction

AUCTION #1: NICE HOME SITUATED ON 10 ACRES

FOUR BEDROOM – TWO BATH – 2,198 SF

BARN – OFF ROAD COUNTRY SETTING – STATELY TREES

AUCTION #2: FOUR-BEDROOM DUPLEX SITUATED ON .47 ACRES

STARK COUNTY – LAKE LOCAL SCHOOLS

ON SITE OR ONLINE BIDDING AVAILABLE

Absolute auction, all sells to the highest bidder on location:

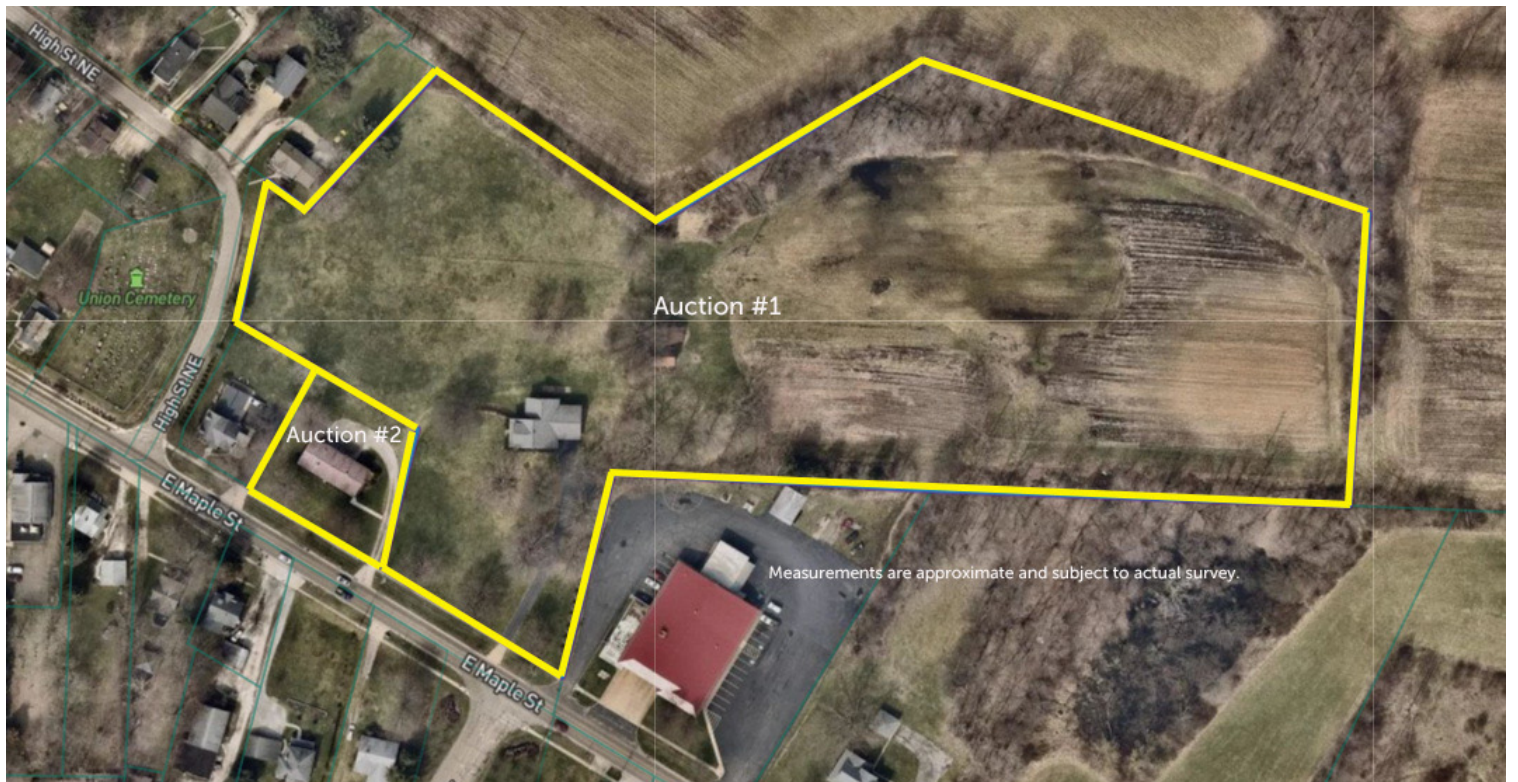
**327 E. Maple St., Hartville, OH 44632 &
313 E. Maple St., Hartville, OH 44632**



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

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AUCTION #1: 327 E. MAPLE ST. - Family owned for 95 years! Beautiful home situated on 10.09 acres. Quiet country views, huge backyard with plenty of room for pastures and 4-H projects. Main level of home having two-car garage, enclosed porch, kitchen w/ dining area, large rustic family room with brick fireplace, wood burner and built-in shelving, master bedroom with full bath and walk in closets, living room w/ stone decorative fireplace and built-ins and large front porch overlooking the front yard. Second level has three additional bedrooms, full bath, whole house exhaust fan and attic storage. Full walk out partially finished basement has tool/shop room, gas FA Furnace, breaker electric, laundry/kitchen area and large recreational room with built-in storage. Home was built in 1925' and has approx. 2,198 SF, vinyl siding, asphalt driveway and real estate 1/2 taxes are \$2,112.37. Nice two-story barn with lower-level storage. Home is on public sewer and private water well (public water is available at the street) Great property with loads of potential, homes need minor updating to your taste. Call for your private showing!

AUCTION #2: 313 E. MAPLE ST. - Nice duplex situated on .47 acres. Public sewer and one water well (public water is at the street). Each side of main level has kitchen with dining area, living room, two bedrooms and full bath. (one side has an extra 1/2 bath) Lower level each side has a one-car garage, walk out basement, family room and laundry/utility room. Separate gas and electric meters, built in 1969 and has approx. 1,730 total SF. Real estate taxes are \$1,223.10. Great potential income producing property, take advantage. Currently rented on month-to-month leases, paying \$550 & \$500. Duplex will only be open auction day starting at 10:30 AM.

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: James P. Kamerer, Trustee Of The Paul W. Kamerer Revocable Trust



Auctioneer/Realtor®
JEFF R. KIKO
 330-206-1079
 jeffkiko@kikocompany.com



Auctioneer/Realtor®
JOHN D. KIKO
 330-455-9357 ext. 122

800-533-5456 | kikoauctions.com

