



AUCTION

LEADING THE INDUSTRY SINCE 1945

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TUESDAY – JULY 11, 2023 - 5:30 PM

Estate Auction

4-Bedroom Ranch Home - Attached Garage

BRIMFIELD TWP. - FIELD LSD - PUBLIC UTILITIES

Online Bidding Available

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

1471 Cherrywood Rd., Kent, OH 44240

Directions: Take Rt. 43 north of Rt. 224 or south of I-76. Then go east on Arcadia and left on Cherrywood.

Real Estate: Features an easy keeper 4-bedroom, 1.5-bath ranch home. Built in 1960 with 1,410SF of living space. Situated on a .24-acre level lot. Fenced backyard with neighboring forest views, attached garage, and concrete driveway. New gas furnace (approx. 3yrs. old). Public water & sewer. Aluminum siding. Current taxes are \$995 per half year. Portage County. Brimfield Twp. Field LSD. Home is ready for interior updates, bring your contractor.

Note: Home open for preview auction day at 4:30 PM. Bank financing available to qualified buyers. Contact Colton Kiko with any questions.

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 an Entirety and not to be offered in separate parcels.

Auction By Order Of: William Lowry, POA for Grace Lowry.



Auctioneer/Realtor®

COLTON KIKO

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

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