

# ABSOLUTE AUCTION

FRIDAY, FEBRUARY 9, 2024 – 12:00 PM  
OPEN HOUSE AUCTION DAY AT 10:30 AM



## MICRO RANCH HOME SITUATED ON 8.14 ACRES

1627 AMBRE DR.,  
AKRON, OH 44312

### LIVE AUCTION WITH ONLINE BIDDING

#### AUCTION HIGHLIGHTS

- Great Investment Opportunity
- 528 Sq. Ft. Micro Ranch Home
- 8.14 Wooded Acres
- One Bed, One Bath
- Partially Started Basement
- Property Also Has A 2-Bedroom Mobile Home
- Ranch Is Rented, Mobile Home Is Vacant

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Information is believed to be  
accurate but not guaranteed.  
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Scan for auction  
details, including  
directions.

*Absolute Auction.  
All sells to the  
highest bidder on  
location.*





**REAL ESTATE**

Summit County parcel #5110990 features a ranch home situated on a nice 8.14-acre wooded lot. Home was built in 1948 and has approx. 528 sq. ft. Main level has living room, kitchen, one bedroom, full bath, gas wall heater, well & septic (public sewer available at the street) and a partially started basement. This home is currently rented for \$600 per month. Property also has a single wide 2-bedroom mobile home that was previously rented and is now vacant and in need of some repairs. Real estate half year taxes are \$1,104.66. Great investment opportunity! Call Jeff Kiko for details.

**NOTE**

Home will be open auction day starting at 10:30 AM. Walk the land with permission only.

**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.



**JEFF R. KIKO**  
**AUCTIONEER/REALTOR**  
 330.206.1079  
 jeffkiko@kikocompany.com



**REALTORS  
 AUCTIONEERS  
 ADVISORS**

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