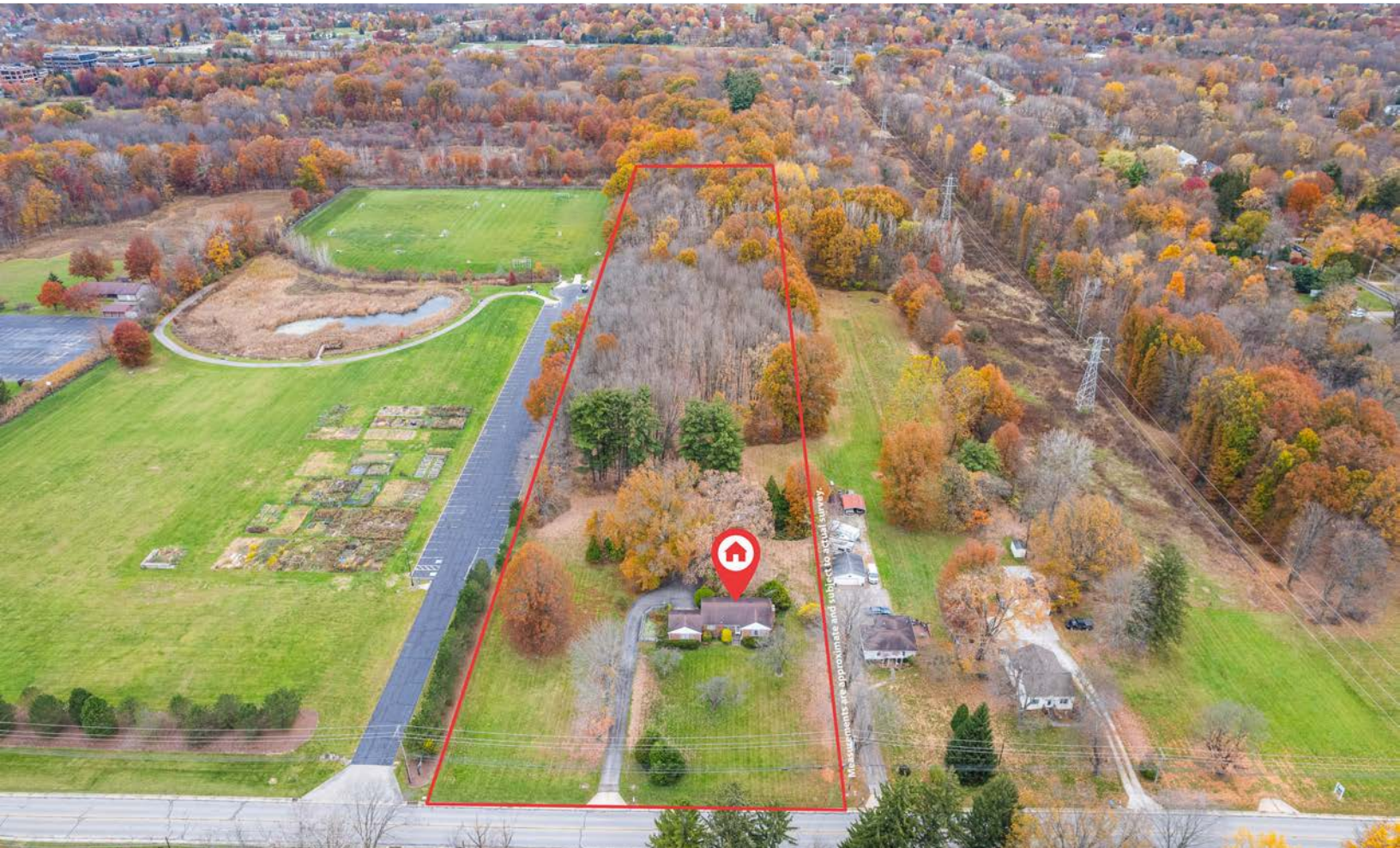


ABSOLUTE AUCTION

WEDNESDAY, NOVEMBER 27, 2024, 12:00 PM
LIVE AND ONLINE BIDDING AVAILABLE



REAL ESTATE



BRICK RANCH HOME WITH OUTBUILDING ON 6.8+ ACRES

3 Bedroom, 1 Bath, 2-Car Attached
Garage, Detached Block Shop
24x24 Building, Mostly Wooded Lot

Fairlawn City, Copley/Fairlawn CSD,
Summit Co.

3265 RIDGEWOOD RD.,
FAIRLAWN, OH 44333

Real Estate. Opportunity presents, brick ranch home in Fairlawn on nice 6.857-acre mostly wooded lot. Ranch style 3-bedroom, 1-bath home built in 1952, offering 1,324 SF of living space. Home features an attached 2-car rear entry garage, eat-in kitchen, dining area, large living room with fireplace, bedrooms, and bath all on main level. Basement with half storage/laundry area and other half with fireplace and at one time finished living space. Home also offers a detached block building shop/garage, with heat and electric, and storage lean-to on rear. All situated on park like setting, with approximately 231 ft. frontage and 1,350 ft. depth. Lot size per deed and Summit County parcel map. Mostly wooded, level lot offering a private piece of nature, conveniently located in Fairlawn, Copley/Fairlawn City School District, directly next to Fairlawn Park. Good home in need of updating. Home is on breaker electric, natural gas FA heat, well and septic, with sewer available at road. Taxes approx. \$1,908.99 per half year. Summit County parcel number 0901756. Don't miss out on an exciting opportunity to own this rare type of property! Call auctioneer with questions.

Home will be open for inspection morning of auction beginning at 10:00 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.

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



Scan for auction
details, including
directions.

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

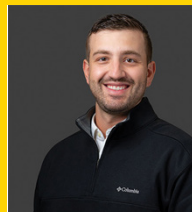
ALSO SELLING ONLINE ONLY

Craftsman DYS 4500 Riding Mower
Bolens Garden Tractor, Lawn Boy Push Mowers, Enco Model 150-4100 Planer W/ Dust Collection, Bring Lawn Trailer, Clarke Parts Washer, Floor Jack, Ladders, Tools and Hardware, Scaffolding, Go Kart, Lumber, Pipe Vise, Garage Items, Yard Tools, Household And Furniture, Good Glassware, Teapots, Oriental Décor, Park Benches, Dining Room Set, Bedroom Furniture, Victorian Dresser, Loads of Costume Jewelry, Beer Sign, Washer And Dryer, Ornate Lamps and Decor Pieces, And More!

STARTS: WED, NOV 27, 2024, 12:00 PM
ENDS: MON, DEC 2, 2024, 12:00 PM
PREVIEW: WED, NOV 27, 2024, 10:00 AM-12:00 PM
PICKUP: THUR, DEC 5, 2024, 10:00 AM-1:00 PM



Online Terms: Visa, MasterCard & Wire Transfer accepted. Wire Transfer required on purchases totaling \$2,500 or greater. 15% buyer's premium on all sales. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.



GABE COZY
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REALTORS
AUCTIONEERS
ADVISORS

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