

ABSOLUTE AUCTION

MONDAY, DECEMBER 9, 2024, 4:30 PM



REAL ESTATE

AUCTION #1



TWO INVESTMENT PROPERTIES

AUCTION HIGHLIGHTS

- Auction #1: Up/Down Duplex, Both Units Rented, Two-Car Garage
- Auction #2: Clean Two Bedroom Single-Family Home, Currently Rented
- Units Open Auction Day Only At 3:30 PM
- Both Sold From Auction #1 Location

Live Onsite With Online Bidding Available

AUCTION #1: 256 W. INDIANA AVE.,
SEBRING, OH 44672

www.kikoauctions.com | 800.533.5456

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



MLS



Scan for auction details, including directions.

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

AUCTION #1

256 W. Indiana Ave., 1,300+ sq. ft. up/down duplex, both units with kitchen, living room, full bath and two bedrooms down and one up, separate utilities, separate FA gas heat, two-car garage, 50 X 150 lot. Taxes \$534.51 half year. Access off alley in back.

AUCTION #2

166 E. Wisconsin Ave., single-story home with kitchen, living room, full bath, two bedrooms, vinyl siding, shingle roof, FA gas heat. Access is off the alley in back. Taxes \$323.11 half year.

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

256 Indiana Avenue-Sebring LLC & 166 E. Wisconsin Avenue-Sebring LLC



AUCTION #2



AUCTION #2



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REALTORS
AUCTIONEERS
ADVISORS

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