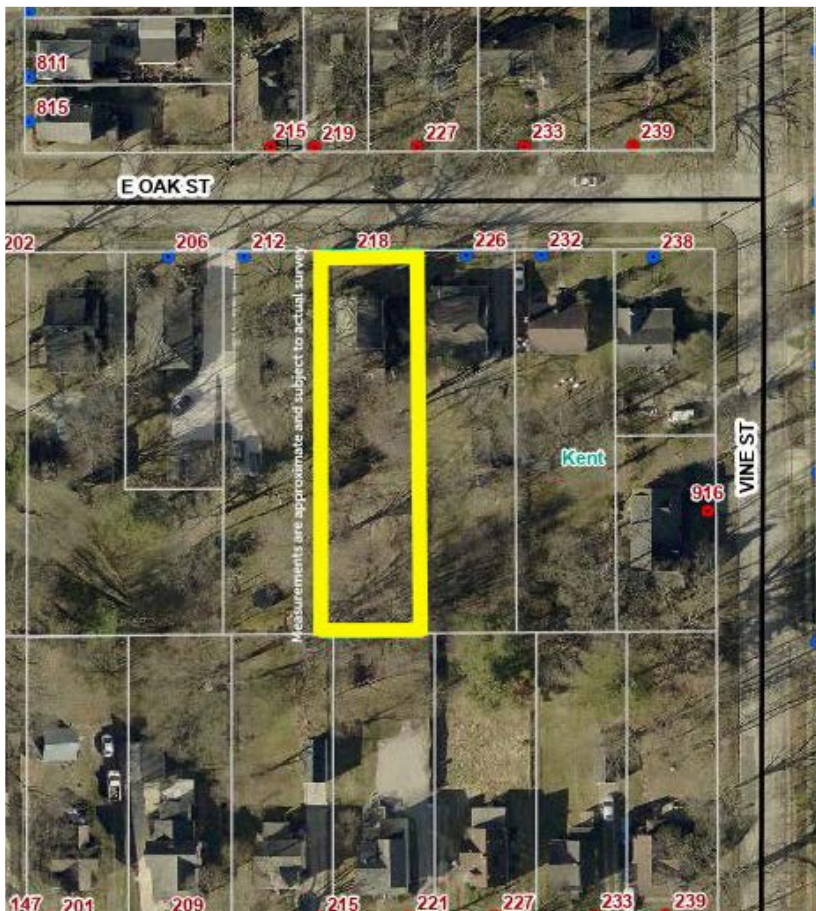


# ABSOLUTE AUCTION

THURSDAY, OCTOBER 2, 2025, 12:00 PM



REAL ESTATE



## LIVE AUCTION WITH ONLINE BIDDING

**Real Estate Features:** Diamond in the rough! What a great opportunity to purchase a 5-bedroom, 2.5-bath three-story home within walking distance to Kent State University. Ideal investment property or owner occupied. With a little love and money this home has loads of potential. Main level has screened front porch, family room with full bath and fireplace, formal dining room, living room and kitchen. Second level has three bedrooms and full bath. The third level has two bedrooms and a half bath. The unfinished basement has breaker electric, laundry area and storage area. There is a gas hot water boiler for heat (boiler needs replaced). The home is heated and cooled by (5) "Breeze 33" mini split wall mount units. Nice backyard with half basketball court, rough storage sheds and stately trees. The home was built in 1920 and has approx. 1,900 sq. ft. The real estate half year taxes are \$1,453.66. Portage County parcel #17-013-20-00-069-000. Home will be open auction day starting at 10:30 AM for inspections.

**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.

## 5-BEDROOM HANDYMAN HOME

Portage County  
Kent City Local Schools

218 E. OAK ST.,  
KENT, OH 44240



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

[www.kikoauctions.com](http://www.kikoauctions.com) | 800.533.5456

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

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All sells to the highest bidder on location.