

Parcel #11, 12, 13 - 5 Duplexes in 3 Parcels
 (Mogadore, OH - Suffield Twp. - Field LSD)
 Tenants pay electric and take care of their own lawns. Most leases are MTM. Each has septic and well water. New shingles, gutters, and storm doors in 2010.



Parcel #11
 1185 Inglewood Rd.

Parcel #11: 1185 Inglewood Rd.; Portage Co. parcel #36-048-10-00-040-004. Duplex on half acre. Each side has two beds, one bath. Rents are \$650 and \$560.



Parcel #12
 1165 Inglewood Rd.



Parcel #12
 1175 Inglewood Rd.

Parcel #12: Two Duplexes On One Parcel; 1175 & 1165 Inglewood Rd.; Portage Co. parcel #36-048-10-00-040-003. Two, two-story duplexes on 2.18 acres. Each side has 2 beds, one bath. Rents are \$700, \$725, \$975 and \$600.



Parcel #13
 1158 Inglewood Rd.



Parcel #13
 1154 Inglewood Rd.

Parcel #13: Two Duplexes On One Parcel; 1154 & 1158 Inglewood Rd.; Portage Co. parcel #36-048-10-00-040-002. Two, two-story duplexes on 1.44 acres. Each side has two beds, one bath. Rents are \$725, \$750, \$725, \$650.



ABSOLUTE AUCTION

WEDNESDAY, JUNE 26, 2024, 12:30 PM
OPEN HOUSE AUCTION DAY AT 10:30 AM



PETER R. KIKO SR.
 AUCTIONEER/REALTOR®
 330.705.5996
 peter@kikocompany.com



KRISTEN KIKO
 AUCTIONEER/REALTOR®
 330.234.7110
 kristen@kikocompany.com



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



15 TOTAL DUPLEXES
IN PORTAGE COUNTY
 Waterloo LSD
 Field LSD

933 HARTVILLE RD.,
ATWATER, OH 44201

LIVE AUCTION WITH ONLINE BIDDING

AUCTION HIGHLIGHTS

- 10 Duplexes In Randolph Twp.,
- 5 Duplexes In Suffield Twp.
- Potential Gross Income \$300,000

PARCEL 1-10

- Atwater, OH, Randolph Twp., Waterloo LSD
- 2 beds, one bath on each side
- Each parcel is on 1.5+ acres

PARCEL 11-13

- Mogadore, OH, Suffield Twp., Field LSD
- 2 beds, one bath on each side



Scan for auction details, including directions.

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

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



www.kikoauctions.com | 800.533.5456

Parcel #1-10 (Atwater, OH - Randolph Twp. - Waterloo LSD):

All duplexes have 2 beds, one bath on each side. Each parcel is on 1.5+ acres. Most leases are MTM. Septic/well water. Tenants pay electric and mow their own lawns. All shingles were replaced in 2020.

Note: Vacant units will be open 10:30 AM auction day. Please respect the tenants' privacy. Parcels will be offered individually, as combinations #1 thru 10 and #11, 12, 13, and as entirety, and will sell whichever way they bring the most.



Parcel #1
933 Hartville Rd.

Parcel #1: 933 Hartville Rd.;
Portage Co. parcel #28-038-00-00-019-010. Rent is \$600/mo.



Parcel #2
3240 Shaffer Rd.

Parcel #2: 3240 Shaffer Rd.;
Portage Co. parcel #28-038-00-00-020-000. Rents are \$650 and \$800/mo.



Parcel #7
3166 Shaffer Rd.

Parcel #7: 3166 Shaffer Rd.;
Portage Co. parcel #28-038-00-00-022-003. Additional half bath. Rents are \$1,000 and \$975.



Parcel #8
3152 Shaffer Rd.

Parcel #8: 3152 Shaffer Rd.;
Portage Co. parcel #28-038-00-00-022-004. Rents are \$700 and \$600.



Parcel #3
3226 Shaffer Rd.

Parcel #3: 3226 Shaffer Rd.;
Portage Co. parcel #28-038-00-00-021-000. Rents are \$800 and \$625.



Parcel #4
3210 Shaffer Rd.

Parcel #4: 3210 Shaffer Rd.;
Portage Co. parcel #28-038-00-00-022-000. Rents are \$875 and \$900.



Parcel #9
3138 Shaffer Rd.

Parcel #9: 3138 Shaffer Rd.;
Portage Co. parcel #28-038-00-00-022-050. Rents are \$625 and \$600.



Parcel #10
3102 Shaffer Rd.

Parcel #10: 3102 Shaffer Rd.;
Portage Co. parcel #28-038-00-00-022-060. Rents are both \$700.



Parcel #5
3200 Shaffer Rd.

Parcel #5: 3200 Shaffer Rd.;
Portage Co. parcel #28-038-00-00-022-001. Rents are \$650 and \$575.



Parcel #6
3186 Shaffer Rd.

Parcel #6: 3186 Shaffer Rd.;
Portage Co. parcel #28-038-00-00-022-020. Rents are \$850 and \$600.



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 offered as a Multi Parcel auction and sold whichever way it brings the most.

AUCTION BY ORDER OF
Robert and James Kolar