

# ABSOLUTE AUCTION

TUESDAY, AUGUST 13, 2024, 12:30 PM  
OPEN HOUSE AUCTION DAY AT 11:30 AM



REAL ESTATE



## 1249-1251 Baier Ave.

### 2 DUPLEX PROPERTIES

Louisville Schools  
Stark Co.  
Louisville, OH

1249-1251 & 1259-1261 BAIER  
AVE., LOUISVILLE, OH 44641

## LIVE AUCTION WITH ONLINE BIDDING

1249-1251 BAIER AVE., LOUISVILLE, OH 44641  
Stark parcel #3603563 features a split-level side by side duplex with center garages. 2 bedrooms, 1 full bath with each unit. Brick fireplaces, full basement, updated windows approximately 12 years ago. Built in 1978 with 1,964 SF. Same owner since 1995. Security deposits transfer (#1249 is \$595, #1251 is \$655.) Landlord owns stoves & refrigerators. Rents are \$620 and \$705 per month. Current half year taxes are \$1,215.92. One water meter, tenants pay water. Electric baseboard heat.



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# 1259-1261 Baier Ave.

## 1259-1261 BAIER AVE., LOUISVILLE, OH 44641

Stark parcel #3603564 features a 2-story side by side duplex with garages. Each unit has 2 bedrooms, 1 full bath, full basements, updated windows 15 years ago. Built in 1977 with 1,872 SF. This is a one-owner duplex! Security deposits transfer (#1259 is \$615, #1261 is \$575.) Landlord owns stoves & refrigerators. Rents are \$655 and \$630 per month. Current half year taxes are \$1,049.02. One water meter, tenants pay water. Electric baseboard heat.

## NOTE

Units open auction day at 11:30 AM for viewing. Sold bidders choice, buy one or both!

## 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, Bidder's Choice, and not to be offered as an Entirety.

## AUCTION BY ORDER OF

Robert & Michelle Wagner



**GEORGE P. KIKO**  
AUCTIONEER/REALTOR®  
330.418.1095  
george@kikocompany.com



REALTORS  
AUCTIONEERS  
ADVISORS

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