

# LIVE AUCTION

FRIDAY, OCTOBER 24, 2025, 12:00 PM



INVESTMENT  
PROPERTY



## LIVE AUCTION WITH ONLINE BIDDING

Fixer-upper ranch home built in 1950. Home sits on 4.3 acres and offers plenty of space and possibilities. The 1,080 square foot home includes a kitchen, living room, three bedrooms, bathroom & mudroom. Full basement w/ boiler heat, wood burner & breaker electric. 37 x 25 outbuilding for additional storage or workshop needs. Well & septic. Parcel #26-423-00-00-003-000. Half year taxes are \$676.28. This property needs some TLC but perfect for someone looking to put their own touch on a home with room to grow and enjoy country living!

**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.

**Auction By Order Of:** Joseph A. Kacyon, Administrator of the Roberta Ray Estate, Portage County Probate case #2024ES00562

## RANCH HOME ON 4.3 ACRES W/ OUTBUILDING

Palmyra Twp.  
Southeast LSD

4817 MCCLINTOCKSBURG RD.,  
NEWTON FALLS, OH 44444



**ASHLEY RITCHEY**  
AUCTIONEER/REALTOR®  
330.495.3474  
ashley@kikocompany.com



**ERIC BEVINGTON**  
AUCTIONEER/REALTOR®  
330.417.5471  
eric@kikocompany.com

www.kikoauctions.com | 800.533.5456

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



Scan for auction  
details, including  
directions.

All sells to settle  
the estate on  
location.