



# AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

**TUESDAY – JULY 11, 2023 – 12:00 PM**

**Online Only Auction**

**Attention Investors - Owner Is Retiring**

**(1) TRIPLEX – (5) DUPLEXES – (1) SINGLE FAMILY  
BUY ONE OR BUY THEM ALL**

Wayne Co. – Orrville, OH

Absolute auction, all sells to the highest bidder online only.

**Orrville, OH 44607**

**Open House: Friday – July 7, 2023 – 10:00 AM-1:00 PM  
425 E. Oak St., Orrville, OH 44607**

KIKO associates will be on-site at the St. Agnes Church pavilion with brochures and copies of purchase agreements and disclosures.



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

**800-533-5456 | kikoauctions.com**



**Auction #1** – Triplex – 501, 501 ½, 501 rear W. Market St., Orrville, OH  
Wayne County Parcel #59-01270 – Rent Totals \$1,425 Per Month – Tenants Pay Gas & Electric, Water, Sewer, And Trash – Built In 1917, Two-Story – 2,537 SF – **Bidding Ends: Tuesday – July 11 – 12:00 PM**

**Auction #2** – Duplex – 703 & 705 W. Market St., Orrville, OH – Wayne County Parcel #59-02512 – Rent Totals \$480 Per Month – Unit 703 Is Vacant – Tenants Pay Gas & Electric, Water, Sewer, And Trash – Built In 1890 - 2,456 SF - Corner Lot – **Bidding Ends: Tuesday – July 11 – 12:15 PM**

**Auction #3** – Duplex – 203 & 205 N. Ella St., Orville, OH – Wayne County Parcel #59-01812 – Rent Totals \$480 Per Month – Unit 203 Is Vacant – Tenants Pay Gas & Electric, Water, Sewer, And Trash – Built In 1917, Two-Story – 1,816 SF – Feature: Steel Roof, Updated Windows – **Bidding Ends: Tuesday – July 11 – 12:30 PM**

**Auction #4** – Duplex – 122 & 122 ½ Orchard St., Orrville, OH – Wayne County Parcel #59-01445 – Rent Totals \$950 Per Month – Tenants Pay Gas & Electric, Water, Sewer, And Trash – Built In 1917, Two-Story – 1,656 SF - Corner Lot – **Bidding Ends: Tuesday – July 11 – 12:45 PM**

**Auction #5** – 406 & 408 South Vine St., Orville, OH – Wayne County Parcel #59-02190 – Rent Totals \$500 – Unit 406 Is Vacant – Tenants Pay Gas & Electric, Water, Sewer, And Trash – Built In 1903 – 2,334 SF – Features: Fenced Rear Lot, Detached Garage, And Storage Barn – **Bidding Ends: Tuesday – July 11 – 1:00 PM**

**Auction #6** – Duplex – 865 & 867 McGill St., Orrville, OH – Wayne County Parcel #59-00292 – Rent Totals \$990 Per Month – Tenants Pay Gas & Electric, Water, Sewer, And Trash – Built In 1925 – 1,734 SF – **Bidding Ends: Tuesday – July 11 – 1:15 PM**

**Auction #7** – Single Family – 540 McGill St., Orrville, OH – Wayne County Parcel #59-01774 And Adjoining Parcel #59-02819, Selling Together – Recently Vacant – Tenants Pay Gas & Electric, Water, Sewer, And Trash – Built In 1920 – Features: 2-Car Detached Garage On Second Lot, Central Air – **Bidding Ends: Tuesday – July 11 – 1:30 PM**

**Note:** Information provided from seller is believed to be accurate but not guaranteed.

**TERMS ON REAL ESTATE:** 20% down auction day via Cash, Check, or Wire Transfer, 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:** Michael Catrone



**Auction #5**



**Auction #6**



**Auction #7**



Auctioneer/Realtor®  
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