



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**Wednesday – March 22, 2017 – 12:30 PM**

## Two Exciting Auctions!

**ATTENTION INVESTORS, VISIONARIES & HISTORY BUFFS!**

**AUCTION #1:** Historic Massillon Home – Currently 5 Units With Additional Duplex

**AUCTION #2:** 3-Bedroom Investment Home – Massillon City – Massillon City Schools

**ABSOLUTE AUCTION**, All sells to the highest bidder(s) on location:

**225 4th St. NE, Massillon, OH 44646**

**BOTH PROPERTIES SELL AT THE 4TH ST. LOCATION!**

**DIRECTIONS: AUCTION #1:** From Lincolnway in downtown Massillon, go north on 4th St. NE to auction.

**AUCTION #2:** From Lincolnway in downtown Massillon, go north on 1st St. NE to Commonwealth Ave. and east to property.  
Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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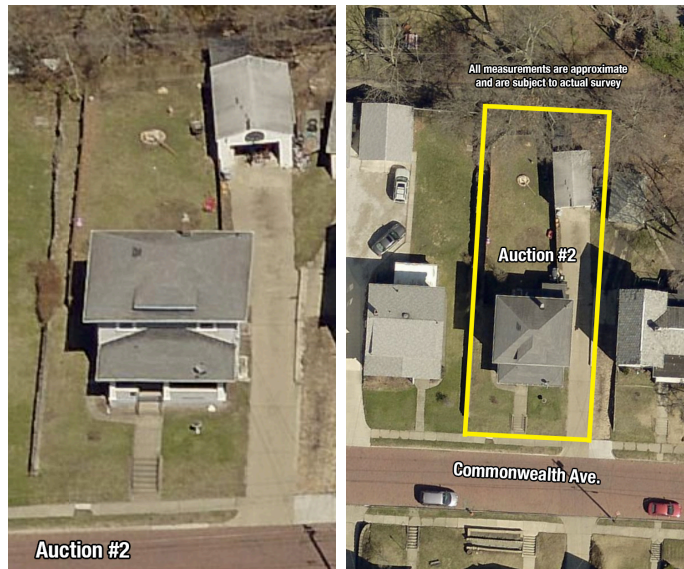
### AUCTION #1:

Located on Massillon's historic 4th St., this brick 2-story home was once one of Massillon's finest and is on the National Historic Registry. Originally a 3,278-sq.-ft. single-family home, it has been converted into a 5-unit rental consisting of 2 first-floor 1 BR apartments and 3 studio apartments



on the second floor. Each unit set up with separate utilities including separate heat. Shared laundry area in basement. Had lead based paint abated per Stark County Health Department, a major expense already done. Opportunity here to own a piece of Massillon history! Also included with this property is a duplex with mailing address of 319 & 321 Thorne Ave. Each unit has 2 bedrooms and 1 full bath, gas heat and central air. Both properties situated on parcel #609986. Massillon City Schools.

**AUCTION #2:** 3-bedroom investment home with living room, kitchen, full bath, full basement. Fenced backyard. One-car detached garage. Public utilities. Massillon City Schools. Parcel #611234.



### NOTE:

Properties could use some primping, but offer many possibilities. Properties open for inspection 11:00 AM auction day.



**TERMS ON REAL ESTATE:** 15% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price, which goes to the seller. 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:** Laurie & Jay Bomze

**AUCTIONEER/REALTOR:** Jack C. Rohr, ext. 183, 330-465-1798, jackrohr@kikocompany.com



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