



AUCTION

LEADING THE INDUSTRY SINCE 1945

TUESDAY – MAY 9, 2017 – 5:30 PM

Josephine M. McCauley POA Auction

4 BEDROOMS – 2-STORY HOME

Formerly Used As A Duplex
Louisville, OH – Louisville City Schools

Absolute auction, all sells to the highest bidders on location:

214 W. GORGAS ST., LOUISVILLE, OH 44641

Directions: From Chapel St. (SR 44) in Louisville go west on W. Gorgas St. to auction. Watch for KIKO signs.



Real estate features a 2,111-sq.-ft., 4-bedroom, 2-full bath, 2-story home. First floor has a kitchen, living room, 2 bedrooms, and full bath. Second floor has a separate entrance, 2 bedrooms, living room, kitchen, and full bath. Main floor has updated gas FA furnace; second floor has a separate gas furnace in the attic. Full basement with glass-block windows and washer/dryer hookups. Detached garage with add on. Public utilities. Louisville Schools. Current half taxes are \$185.76. Property open for inspection at 4:00 PM auction day.

NOTE: Property needs some TLC, but has lots of possibilities!

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: James O. McCauley POA for Josephine M. McCauley
AUCTIONEER/REALTOR: Jack Rohr, 330-465-1798

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