



AUCTION

LEADING THE INDUSTRY SINCE 1945

Thursday – May 11, 2017 – 5:30 PM

Brick Ranch Duplex

Needs Light Sprucing Up – Good Rental History
Rootstown, Ohio – Portage County

ABSOLUTE AUCTION, this good investment property sells to the highest bidder on location:
3769-3771 Tallmadge Road, Rootstown, OH 44272

Directions: From I-76 and SR 44, take SR 44 south to Tallmadge Rd. and go west on Tallmadge to property.

Property offers the following:
Unit #1 is the larger unit and is ideal for an owner-occupant. Offers 2 bedrooms, full bath, nice hardwood floors, eat-in kitchen, dining room, living room with vaulted ceilings and fireplace. The walkout lower level offers a laundry area, rec room w/ fireplace and a tandem 2-car garage. Unit #2 has good rental history at \$500 per month plus gas and electric (separate meters). Offers 2 bedrooms, eat-in kitchen, living room, full bath and a basement.



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, 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.

Auctioneer's Note: Property will be open auction day starting at 4:00 PM

Auctioneers/Realtors: Randy L. Compton and Lori Kiko, 330-453-9187

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