



AUCTION

LEADING THE INDUSTRY SINCE 1945

Wednesday – May 9, 2018 – 5:30 PM

Investment Opportunity!

**FIXER UPPER CAPE COD HOME
CITY OF GREEN – GREEN LSD**

Sells to settle the estate on location:

3174 Greensburg Rd., North Canton, OH 44720

Directions: From I-77 take the Akron Canton Airport exit, then go north on Lauby Rd. to roundabout and take the first exit on to Greensburg Rd. to property. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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Cozy Cape Cod home w/ 1,140 sq. ft. on 3/4 acre. Main level features 1 bedroom, full bath, kitchen, living room, dining room & mudroom. Upstairs has large open room great for second bedroom or storage area. Divided walkout basement w/ laundry, gas F/A furnace & wood burner. Attached one-car garage plus two carports. Nice backyard w/detached one-car garage & storage shed. Conveniently located close to highway, restaurants and shopping. Parcel #2800632. Half year taxes \$696.21. Home is ready for your sprucing & updating. Affordable starter home or investment property.

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: Frederick L. Boettler, Executor of the Atlee V. Boettler Estate, Summit County Probate Case #2018ES00239



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