



AUCTION

LEADING THE INDUSTRY SINCE 1945

WEDNESDAY – OCTOBER 10, 2018 – 1:00 PM

Brick Duplex & Adjoining Lot – SE Canton

ALSO SELLING 1 ADJOINING LOT

Owner occupied for 20 years. Absolute auction, all sells to the highest bidder(s) on location:

2020 5TH ST. SE, CANTON, OH 44707

Directions: SR 30 east of Canton take the RT 43 exit north to 4th St. SE, then west to Tyler and south (left) to auction.

Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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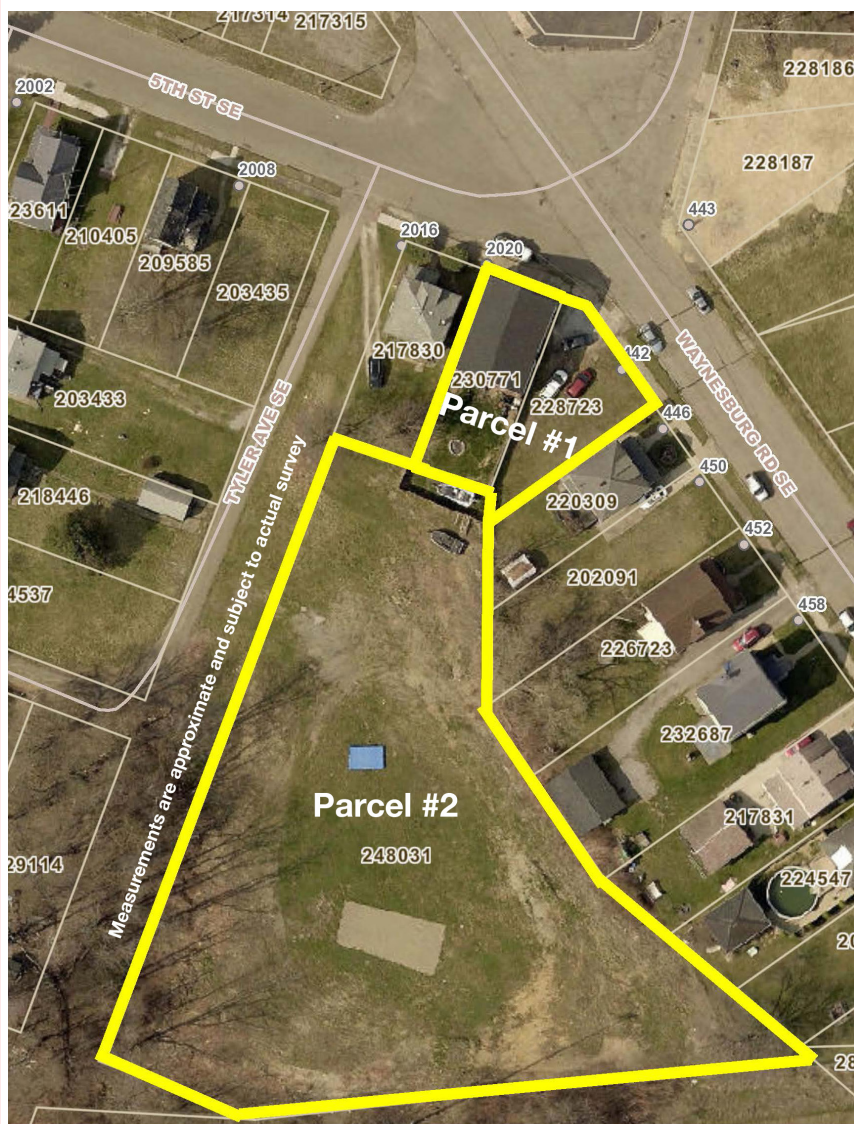


PARCEL #1: 3,312 SF brick 2-story duplex built in 1924. Main floor open studio style unit w/oak kitchen, full bath, and 1 bedroom. Modern gas furnace. Second floor unit w/oak kitchen, living room, laundry closet, 2 bedrooms, and 2 baths. Modern gas FA furnace w/central AC, separate electric. Full divided basement w/ laundry area walks out to rear fenced yard. Adjoining vacant east parcel #228723 transfers with home.

PARCEL #2: Stark County parcel #248031, adjoining .79 acres vacant land having frontage on Tyler Ave. SE. Zoned R1-A residential single family. Sewer available.

NOTE: Parcels will be sold separate.

TERMS ON REAL ESTATE: 20% 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.



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