



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**THURSDAY – APRIL 25, 2019 – 1:00 PM**

## Handyman Home – Brick Ranch – 2-Car Garage

**1 ACRE – COUNTRY SETTING – QUIET STREET**

Nimishillen Twp. – Stark Co., OH – Louisville Schools

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

**7314 SCHMUCKER AVE. NE, ALLIANCE, OH 44601**

**Directions:** Take Paris Ave. south of RT 62 to Schmucker Ave., then east/northeast to address. Watch for KIKO signs.



Real estate features a 1.03-acre level lot on a quiet street. 3-bedroom ranch with 2 full baths, living room, kitchen, laundry, and dining area leading to rear deck patio. Updated roof approx. 2 years ago. 2-car attached garage with basement steps plus interior basement steps. Lot size is 171' x 255'. Drilled well & septic. Home needs handyman work from top to bottom. Built in 1973 with approx. 1,288 SF. Bring your contractor & a friend. Open auction day at 12:00 PM! Current taxes per half year are \$928.41. Louisville Schools. Come prepared to buy!

**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.



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