



# AUCTION

LEADING THE INDUSTRY SINCE 1945

MONDAY – MAY 20, 2019 – 5:30 PM

## 3-Bedroom Home On Corner Lot

INVESTMENT OPPORTUNITY – CITY OF MASSILLON – MASSILLON CSD

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

**839 STATE AVE. NE, MASSILLON, OH 44646**

Directions: From OH 21 take Cherry east to 8th, then just north to State Ave. and east to auction. Watch for KIKO signs.



Colonial home w/ 1,292 SF. Main level features a spacious living room, dining room, kitchen, bedroom, laundry area, and full bath. 2 additional bedrooms on the second level. Basement has a gas FA furnace and breaker electric. Lot is 60' x 135'. Public utilities. Conveniently located close to highway, restaurants, and shopping. Parcel #608673. Taxes are \$635.85 per half year. Home is in need of some TLC and is ready for your sprucing & updating. Affordable starter home or investment property.

**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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