



AUCTION

LEADING THE INDUSTRY SINCE 1945

Wednesday – August 21, 2019 – 6:00 PM

(11) Acres Wooded Residential/Agricultural Land & (9) Wooded Residential Lots

Washington Township – Alliance, OH

Absolute auction, sells to highest bidder on location:

Colony Ave. NE & W. Beech St. NE, Alliance, OH 44601

Directions: In Alliance, OH take Union Ave. (S.R. 183) south of State St. (SR 173) one mile to Beech St., then right (west) 6/10ths mile to Colony Dr., then right. Watch for KIKO signs.



Tract #1



Tract #1 & #4



Tract #2 & #3

Information is believed to be accurate but not guaranteed.



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TRACT #1: 11.08 wooded agricultural/residential acres. Has 198' frontage on W. Beech St. and 441' frontage on Colony Ave. Annual taxes are \$841. Stark County Parcel #10007876.

TRACT #2: Approx. 1.34 wooded acres total. (3) Adjacent lots totaling 300' frontage on Colony Dr. Each lot is 200' in depth. Annual tax \$1,066. Stark Co. Parcels #7600204, #7600205 & #7600206.

TRACT #3: Approx. 1.37 wooded acres total. (3) Adjacent lots with 300' frontage on Colony Ave. Each lot is 200' in depth. Annual tax \$1,076. Stark Co. Parcels #7600201, #7600202 & #7600203.

NOTE: Tracts #1, #2, & #3 Will be offered as a multi par auction in separate tracts first and then as an entirety and sold whichever way brings the most.

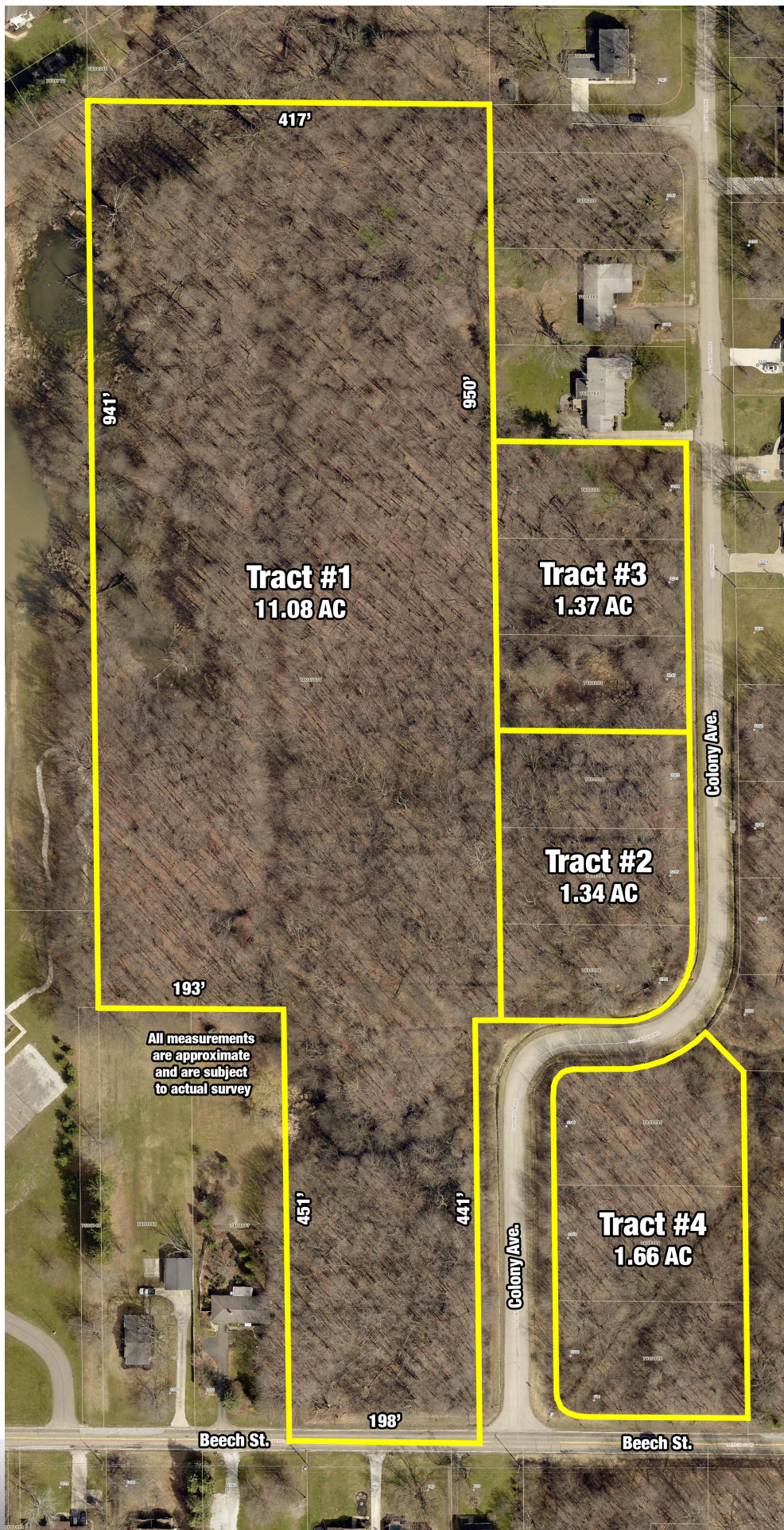
TRACT #4: Approx. 1.66 wooded acres total. (3) Adjacent lots with 186' frontage on W. Beech St. and 517' frontage on Colony Ave. Annual tax \$1,255. Stark Co. Parcels #7600188, #7600189 & #7600190. Tract #4 will be sold as a separate tract and will not be offered as an entirety.

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. Tracts #1, #2, & #3 Will be offered as a multi par auction in separate tracts first and then as an entirety and sold whichever way brings the most. Tract #4 will be sold as a separate tract and will not be offered as an entirety.

AUCTION BY ORDER OF OWNER:
Colony Circle Properties LTD



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