



AUCTION

LEADING THE INDUSTRY SINCE 1945

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FRIDAY – JULY 8, 2022 – 12:00 PM

Investment Home On .34-Acre Corner Lot LEXINGTON TOWNSHIP – ALLIANCE CITY SCHOOLS

On-Site & Online Bidding Available

Absolute auction, all sells to the highest bidder. Location:

11480 WEBB AVE. NE, ALLIANCE, OH 44601

Directions: Just north of Alliance take Armour St. east of RT 225 to Webb Ave. then south. Watch for KIKO signs.



REAL ESTATE: Parcel #2900701. Investment or fixer-upper home situated on a nice corner lot. Main level has a mudroom, laundry room, kitchen, living room, family room, enclosed front porch, and full bath. Second level has 2 bedrooms. Full basement with gas furnace and breaker elec. Home was built in 1900 and has 1,108 SF. Real estate taxes are \$312.51 per half year. Home will only be open auction day starting at 10:30 AM. All public utilities.

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. 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: Ronald & Debra Bryant



Auctioneer/Realtor®

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