



AUCTION

LEADING THE INDUSTRY SINCE 1945

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TUESDAY - AUGUST 9, 2022 – 12:00 PM

3-Bedroom Fixer-Upper Home **CITY OF NORTH CANTON - NORTH CANTON CSD**

Online Bidding Available

All sells to settle the estate. Location:

819 S. VALLEY BLVD. NW, NORTH CANTON, OH 44720

Directions: From Portage St. head south on Valley Dr. approx. 1/2 mile to property. Watch for KIKO signs.



Fixer-upper bungalow home built in 1942 w/ 1,080 SF. Main level features kitchen, living room, 2 bedrooms, & full bath. Second level features third bedroom. Full basement, laundry, breaker electric, and gas FA furnace. Parcel #9201059. Corner 1/4-acre lot, approx. 92 x 120. Taxes are \$868.16 per half year. Public utilities. Convenient location close to highway, shopping & restaurants. Home needs some TLC and is ready for your primping & sprucing.

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: Attorney Amanda R. Bridenstine, Administrator of the Gail D. Miranda Estate, Stark County Probate Case #240482



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