



AUCTION

LEADING THE INDUSTRY SINCE 1945

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THURSDAY - AUGUST 18, 2022 - 1:00 PM

Fixer-Upper Home - 25 x 45 Storage Building
LARGE CORNER LOT - NIMISHILLEN TWP. - LOUISVILLE CSD

Online Bidding Available

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

4454 EASTLAND AVE. NE, LOUISVILLE, OH 44641

Directions: Take Broadway Ave. south of RT 62, then west on Willis St. to Eastland. Watch for KIKO signs.



Property features a 3-bedroom, 1-bath bungalow home on a .66-acre corner lot. Home was built in 1926 and has 1,368 SF. Main-floor laundry. Full basement. Gas FA furnace, 100-amp breaker electric, and public sewer. Property also includes a detached 20 x 20 garage and a 25 x 45 storage building. This home has been a rental for several years and needs some work. Water well is not functioning. Stark County parcel #3301556 and #3301555. Current taxes are \$780 per half year. Mineral rights owned by seller to transfer. Royalty income of approximately \$50 last year.

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. 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.



Auctioneer/Realtor®

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