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# AUCTION

LEADING THE INDUSTRY SINCE 1945

**WEDNESDAY – FEBRUARY 8, 2023 – 12:30 PM**

## Investment Opportunity

### MARY GERBER ESTATE AUCTION

3-Bedroom Home W/ 2-Car Garage - Nice Large Lot W/ Side Yard  
Stark Co. – Massillon, OH – Massillon CSD  
Live Auction W/ Online Bidding Available

All sells to settle the estate on location:

**307 14TH ST. SW, MASSILLON, OH 44647**

Directions: Take 17th St. south of Lincolnway or north of RT 241 to Tremont Ave., then east to 14th St., and south to address.

Watch for KIKO signs.



Real estate features a longtime family-owned home built in 1911. Approx. 1,464 SF with 3 bedrooms and full bath upstairs. Main level has a kitchen, dining room, living room, and covered front porch. Full basement w/ updated HW boiler, laundry area, and storage. Home is aluminum sided. Detached 2-car garage. Nice large lot w/ side yard. Current taxes are \$558.65 per half year. Massillon City Schools. Home open at 11:30 AM auction day!

**NOTE:** Jewelry, furniture, and contents selling online only.

**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. 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:** Richard Guiley, Administrator for the Mary J. Gerber Estate, Stark Co. Probate case #244274



Auctioneer/Realtor®

**GEORGE P. KIKO**

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Information is believed to be accurate but not guaranteed. KIKO Auctioneers

**800-533-5456 | kikoauctions.com**

