



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**THURSDAY – MARCH 16, 2023 – 12:30 PM**

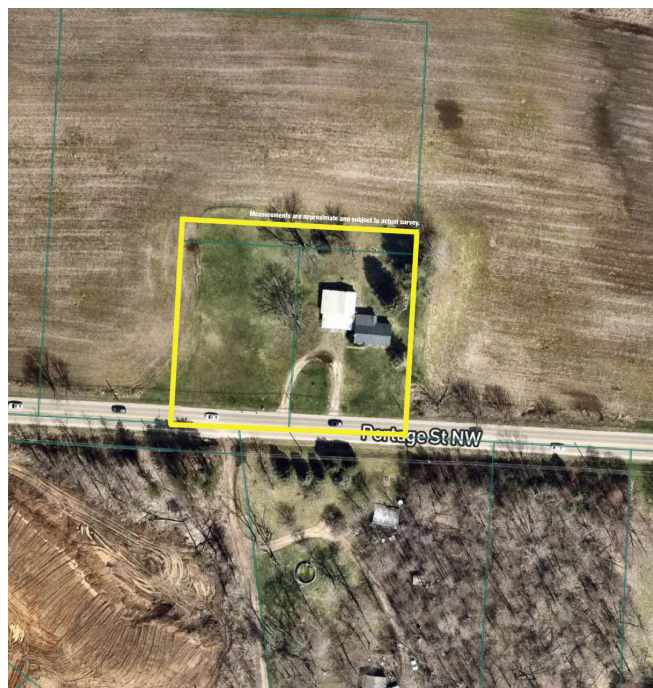
**1.39 Acres W/ Bungalow Home & Garage  
Zoned B-1 - Investment Opportunity  
Needs Handyman Updating**

**LAWRENCE TWP. – STARK CO., OH – NORTHWEST LSD**

Live Auction W/ Online Bidding Available

ALL SELLS TO SETTLE THE ESTATE. LOCATION:

**10969 Portage St. NW, Canal Fulton, OH 44614**



**OPEN HOUSE AUCTION DAY AT 11:30 AM**

**Real estate** features nice, level 1.39-acre lot with two-car block garage. Two-bedroom bungalow home, one bedroom up, and one on main level. Full bath, family room, and eat-in kitchen. Full basement with oil furnace. Built in 1943 with 1,327 SF. Comprises three Stark Co. parcel #2600050, #2601664, & #2601663. Current taxes on all 3 parcels are \$1,009.91 per half year. Northwest Local Schools. Come prepared to buy!

**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. Property to be sold as an Entirety and not to be offered in separate parcels.

**AUCTION BY ORDER OF:** Laurie McDonnell, Administratrix of the Charles Messmore Estate, Stark Co. Probate case #244996.



Auctioneer/Realtor®

**GEORGE P. KIKO**

330-418-1095

george@kikocompany.com

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

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