



AUCTION

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THURSDAY – APRIL 6, 2023 – 12:00 PM

Great Investment/Starter Home

Ranch Home On .46 Acres

PLAIN TOWNSHIP – PLAIN LSD

Live Auction W/ Online Bidding Available

ABSOLUTE AUCTION, all sells to the highest bidder on location:

3509 MILLVALE AVE. NE, CANTON, OH 44705

Directions: Take Kirby Ave. south of Rt. 62 to Lesh St., east to Millvale Ave., then south to auction.



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

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2722 Fulton Dr. NW, Canton, OH 44718
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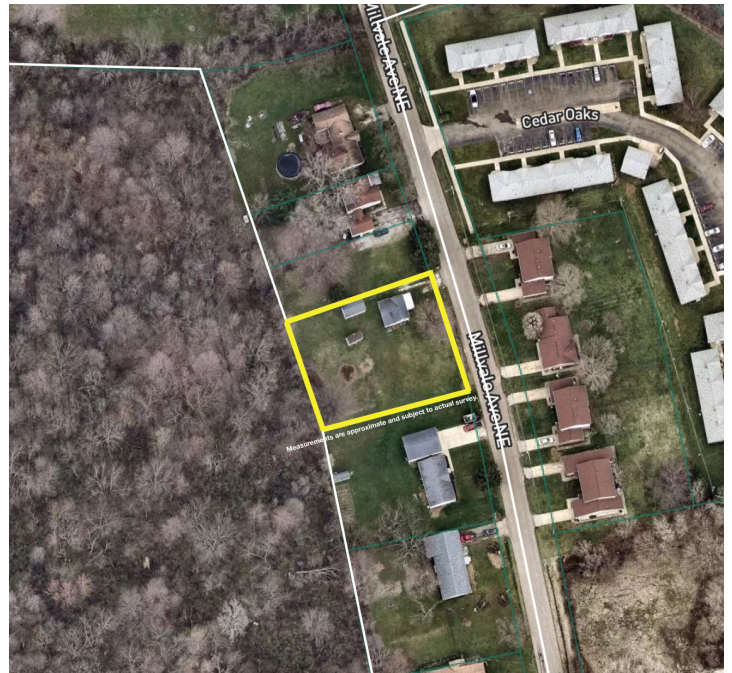
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**GREAT INVESTMENT/STARTER HOME
RANCH HOME ON .46 ACRES
PLAIN TOWNSHIP – PLAIN LSD**

REAL ESTATE features a ranch home situated on a nice .46-acre lot. Main level with living room, updated kitchen, full bath, laundry/utility room and one bedroom. No basement. Home has breaker electric, gas FA furnace, new roof shingles and fresh paint. House was built in 1957 and is approx. 650 SF. Half year taxes are \$394.44. Detached garage with a large backyard and public utilities. Parcel #10001711.

NOTE: Home will be open auction day at 10:30 AM

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.



Auctioneer/Realtor®

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