

ABSOLUTE AUCTION

TUESDAY, APRIL 8, 2025, 12:00 PM
LIVE AUCTION WITH ONLINE BIDDING



REAL ESTATE

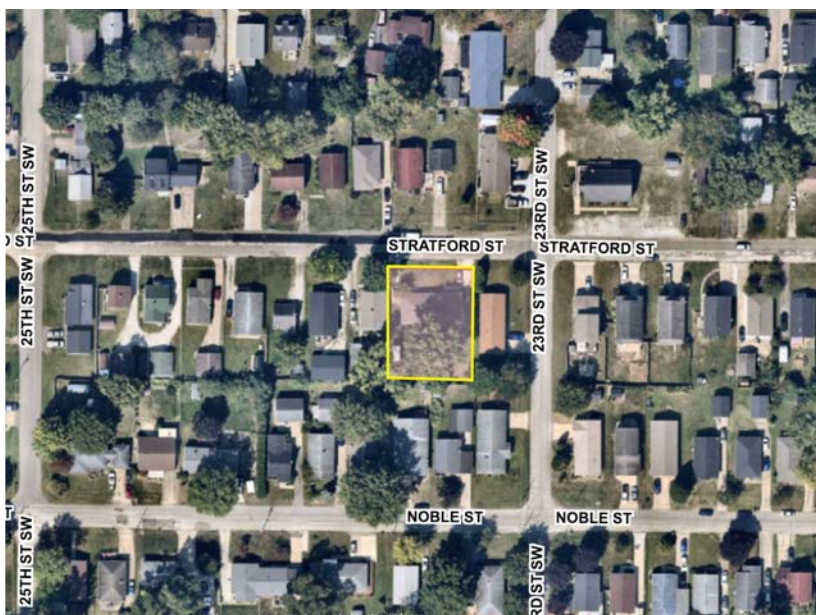


Real Estate: Brick side-by-side duplex built in 1968, each side having approximately 780 sf living space, with 2 beds and 1 full bath, kitchen, living room, and shared stairs to separate basement space with laundry hookups. Located in a predominantly single-family home neighborhood, having good rental history. Off street parking available for both sides. Situated on 0.2479-acre lot. Updates include new roof in 2020, new vinyl windows throughout in 2012, leaf guards in 2013, blown in attic insulation in 2012, as well as other normal maintenance performed regularly. Organized service records available. Gas FA furnaces, central air, breaker electric, public water and sewer. Tenants are currently month-to-month, each paying \$600/month plus separately metered utilities. Half year taxes are \$1,329.29. Summit County parcel number 0113899. Duplex has been well maintained by the same owner for 30+ years, who is ready for retirement. Call auctioneer with any questions.

Units will be open for inspection day of auction beginning at 11:00 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.

**BRICK SIDE-BY-SIDE
DUPLIX**
2 Bed 1 Bath Units,
Well Maintained
Barberton City, Summit County



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accurate but not guaranteed.
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*Absolute Auction.
All sells to the
highest bidders
on location.*