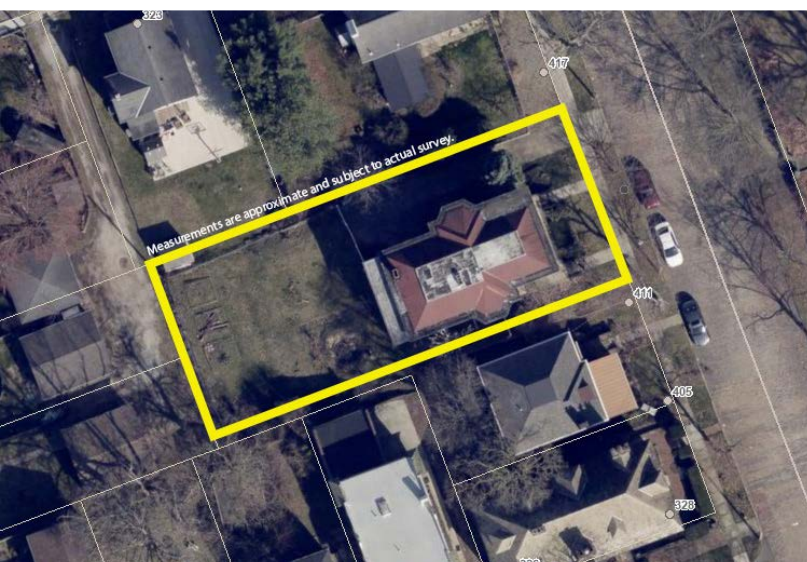


ABSOLUTE AUCTION

TUESDAY, JANUARY 27, 2026, 12:00 PM



REAL ESATE



LIVE AUCTION WITH ONLINE BIDDING

Real Estate Features: Stark County parcel #608285. Beautiful downtown duplex located on historic 4th St. Owner occupied for many years. Upper unit is vacant and lower unit is rented with a 9+ year tenant paying \$750 per month. Main level occupied unit has large living room with fireplace, foyer, large bedroom, full bath, second bedroom, formal dining room, kitchen and laundry area. Second level has large living room with fireplace, bedroom, formal dining room or 2nd bedroom, sunroom, dining area, kitchen, rear porch and third level attic storage. Full unfinished basement with two-car garage, storage and utility areas. Owner pays water, sewer, trash and each unit is on separate electric and gas. Main level has gas FA furnace, and the second level unit has gas hot water boiler. The building was built in 1882 and is approx. 3,008 sq. ft. The real estate half year taxes are \$1,332. Great property with loads of potential and ready for some updates. Building will only be open auction day starting 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.

Auction By Order Of: The Ardath F. Seiple Revocable Trust

HISTORIC DUPLEX ON .21 ACRES, LARGE YARD, TWO- CAR GARAGE

Massillon City Schools

415 4TH ST. NE,
MASSILLON, OH 44646



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accurate but not guaranteed.
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Scan for auction
details, including
directions.

*Absolute Auction.
All sells to the
highest bidder.*