



AUCTION

LEADING THE INDUSTRY SINCE 1945

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THURSDAY - JUNE 3, 2021 - 5:30 PM

Duplex

MINERVA, OH - ONLINE BIDDING AVAILABLE

Absolute auction, all sells to the highest bidder. Location:

407 PROSPECT ST., MINERVA, OH 44657

Directions: From the square of Minerva go west on SR 30, then right onto Chestnut St. and left on Prospect. Watch for KIKO signs.



2-story side-by-side duplex currently rented for \$1,000/month with long-term tenant who desires to stay. Vinyl sided with 4 bedrooms, 2 full baths, and electric baseboard heat. Tenant pays utilities. New shingle roof in 2015. Current taxes are \$656 per year. Situated on a double lot totaling 71' x 150'. Open for inspections at 4:30 PM on auction day. Check it out!

TERMS ON REAL ESTATE: 20% 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: Jeff & Jennifer McCauley



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