



AUCTION

LEADING THE INDUSTRY SINCE 1945

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TUESDAY - JULY 13, 2021 – 12:00 PM

Investment Opportunity!! Fixer-Upper 3-Bedroom Home

Canton City - Canton CSD

Online Bidding Available

ALL SELLS TO SETTLE THE ESTATE. LOCATION:

2705 9th St. SW, Canton, OH 44710

Directions: From Harrison Ave. take 9th St. west or from West Tuscarawas St. take Dartmouth Ave. south, then west on 9th St. to property. Watch for KIKO signs.



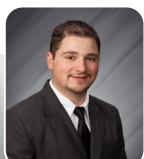
Fixer-upper vinyl sided home built in 1920 w/ 1,326 SF. Main level features kitchen, living room w/ fireplace & dining room. Second level has three nice sized bedrooms & full bath. Walk up attic for extra storage. Divided basement w/ laundry, glass block windows, breaker electric & f/a gas furnace. Detached one-car garage & garden shed. Public water & sewer. Convenient location close to Aultman Hospital, I-77, SR 30, restaurants & shopping. Parcel #227880. Lot is 41x94. Half year taxes are \$526.73. Home is very spacious and ready for your priming & sprucing.

TERMS ON REAL ESTATE: 15% 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: Larry G. McElroy Jr., Executor of the Patricia McElroy Estate, Stark County Probate case #239840



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