



AUCTION

LEADING THE INDUSTRY SINCE 1945

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TUESDAY - OCTOBER 12, 2021 - 5:30 PM

Fixer-Upper Brick Ranch Home On .70 Acres PLAIN TWP. - PLAIN LSD

Online & On-Site Bidding Available

All sells to settle the estate. Location:

1297 APPLGROVE ST. NW, NORTH CANTON, OH 44720

Directions: From Main St. head east on Applegrove or from Market St. head west on Applegrove to property. Watch for KIKO signs.



OPEN HOUSE: TUESDAY - OCTOBER 5, 2021 - 4:00-5:30 PM

1-owner brick ranch home built in 1956 w/ 960 SF. Main level features family room w/ dining area. Spacious kitchen w/ appliances. 3 bedrooms & full bath. Hardwood floors under some of the main level carpet. Enclosed porch overlooks private backyard. Divided basement w/ rec room & fireplace, laundry, shower, breaker electric, FA gas furnace, and central AC. 1-car attached garage and additional detached garage or workshop. Home located on private wooded .70-acre lot w/ creek. Lot is 102 x 297. Well & septic. Parcel #10000510. Taxes are \$790.62 per half year. Quality home in need of some TLC. Convenient location close to shopping & restaurants.

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. Property to be sold as an Entirety and not to be offered in separate parcels.

AUCTION BY ORDER OF: Lori Foltz, Executrix for the Charlotte J. Fawver Estate, Stark County Probate Court case #240037



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