

# ABSOLUTE AUCTION

MONDAY - FEBRUARY 12, 2024 - 12:00 PM



REAL ESTATE



## LIVE AUCTION WITH ONLINE BIDDING

Real estate offers home on 0.21 acre in convenient location, having 1,012 SF, 3 bedrooms, and a full bath. Features a large wrap around carport/covered back patio and a 24x22 two-car garage with electric, built in 1980. FA gas furnace new in 2012 and AC in 2015. Roof on main home replaced in 2020. Breaker electric and public water/sewer. Half year taxes are \$675.53. Home ready to be spruced up/updated to your liking.

**OPEN FOR VIEWING DAY OF AUCTION,  
10:30 AM-12:00 PM.**

### 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.

## INVESTMENT HOME W/ 2-CAR GARAGE

Ideal Investment or  
Owner Occupied

216 WALES RD. NE  
MASSILLON, OH 44646



**GABE COZY**  
Auctioneer/Realtor®  
330-316-8229  
gcozy@kikocompany.com

www.kikoauctions.com | 800.533.5456

Information is believed to be accurate but not guaranteed.  
KIKO Auctioneers



Scan for auction details, including directions.

Absolute Auction.  
All sells to the highest bidders on location.