

# ABSOLUTE AUCTION

WEDNESDAY, DECEMBER 11, 2024, 12:30 PM  
LIVE AUCTION W/ ONLINE BIDDING AVAILABLE



REAL ESTATE



## IDEAL STARTER OR INVESTMENT HOME SITUATED ON 2 LOTS

Canton South Area, Stark Co., OH  
Canton Township, Canton Local Schools

125 53RD ST. SW,  
CANTON, OH 44706

Stark Co. parcel #1305259 and #1305260 comprises approx. .42-acre total lot size. Stark Co. sewer and drilled well. Easy keeper. Vinyl sided ranch home with full basement. New shingle roof in 2024. Nice level lot with ample road frontage. Current taxes are \$429.38 per half year. Canton Local Schools, gas furnace.

Note: Home open auction day at 11:30 AM for viewing.

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: Lanzer Family



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