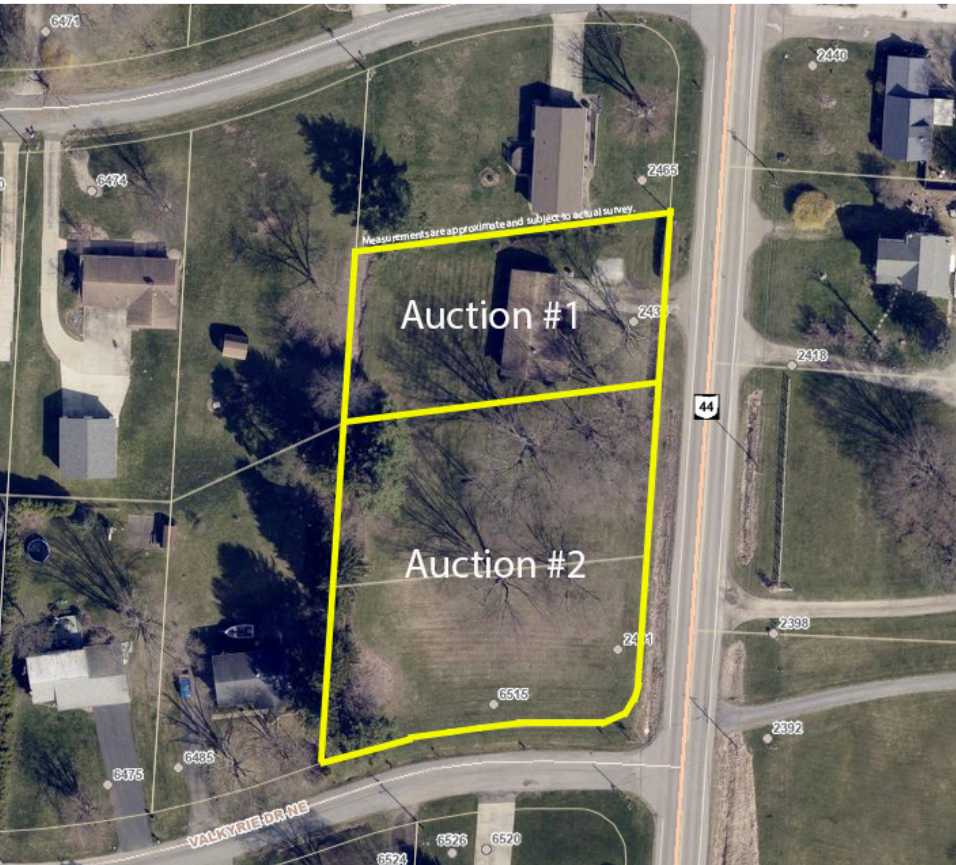


ABSOLUTE AUCTION



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



Auction #1. Features all brick ranch home with 2-car attached garage. Home has been well maintained. Hardwood floors, three bedrooms, full bath, large living room, dining area with open kitchen. Full basement with modern gas furnace and central air, breaker electric, water heater is a lease. Situated on .46-acre level lot. This home is very clean. Open auction day at 11:30 AM for viewing. Built in 1966 with 1,213 SF. Osnaburg Local Schools. Current taxes are \$638.98 per half year, homestead. Stark Co. parcel #3701553.

Note: Vacant lots adjoin this parcel.

Auction #2. Stark Co. parcel #3701552 and #3701426, totaling .93-acre vacant land with frontage on Ravenna Ave. and Valkyrie Dr. Taxes total \$193.00 per half year. Lots lay nice and level w/ large shade trees. Selling as one unit. Osnaburg Local Schools.

Note: Auction #1 and #2 offered separately and together. Selling whichever way brings the most. Call George Kiko for help w/ financing and any questions.

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 offered as a Multi Par auction and sold whichever way it brings the most.

Auction By Order Of: The Lanzer Family

AUCTION #1: BRICK RANCH HOME W/ 2-CAR GARAGE

AUCTION #2: TWO ADJOINING VACANT LOTS

Home And Lots Offered Separate And Together

Osnaburg Twp., Stark Co., OH

2435 RAVENNA AVE. NE,
EAST CANTON, OH 44730



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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.