



AUCTION

LEADING THE INDUSTRY SINCE 1945

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Thursday - September 21, 2023 - 12:30 PM

Investment Home - 2-Car Garage

On-Site Auction With Online Bidding Available

ABSOLUTE AUCTION, all sells to the highest bidder on location:

2755 Prospect St. NE, Middlebranch, OH 44652

Directions: Take Middlebranch Ave. south of State St. then west on Prospect St.

Real estate features a 2-bedroom bungalow home on a quiet, dead-end street. Home was built in 1952 and has 1,025 SF. Hardwood floors, main floor laundry, 1 full bath, kitchen, and living room. Full basement. Gas FA furnace. Vinyl windows. 125-amp breaker electric. Fenced backyard and a detached 2-car garage with electric and concrete. Private well & septic. Home is ready for some updating and cosmetic repairs. Property was previously used as a rental. Plain LSD. Current taxes are \$535 per half year. Stark County Parcel #5204055.



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



Auctioneer/Realtor®

COLTON KIKO

330-614-2478

coltonkiko@kikocompany.com

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800-533-5456 | kikoauctions.com

