

ABSOLUTE AUCTION

WEDNESDAY, JUNE 11, 2025, 12:30 PM
ONLINE BIDDING BEGINS: MONDAY, JUNE 9, 2025, 12:30 PM



REAL ESTATE



Live Auction W/ Online Bidding Available



Long-term tenants, 100% occupancy, good area. Ranch three-unit having good clean tenants and is ready for a new owner. Each unit is rented for \$600 month, and has two bedrooms, one full bath, finished basements. Utilities are separate, tenants pay gas and electric. Gas forced air furnaces, and breaker electric. Current taxes \$2,525 per year. Seller pays water/sewer \$250 month, trash \$100 month, insurance \$1,450 per year. Mowing is done by a tenant. Lot size is .39 acre. Stark County parcel #03602098. Units will be open for inspections at 11:30 AM auction day.

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: Richard and Sheila Burns



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