



AUCTION #4. GRANT ST., MALVERN, OH 44644
Early brick building on two lots with public utilities at street. Former church building with approx. 1,632 sq. ft. with stone foundation. Note: This property will be sold from Auction #2 location at 1:15 PM.

AUCTION #5. 224 PORTER ST., MALVERN, OH 44644
Approx. 78 X 119 vacant lot with public utilities. Note: This property will be sold from Auction #2 location at 1:15 PM.

AUCTION #6. LISBON ST., WAYNESBURG, OH 44688
Approx. 55 X 180 vacant lot on Lisbon St. across from Cibo's restaurant. Note: This property will be sold from Auction #2 location at 1:15 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. Property to be sold as Separate Parcels and not to be offered as an Entirety.

REAL ESTATE.
AUCTION #1. 106 HILLTOP ST., MINERVA, OH 44657
1.89-acre lot with two triplex apartment buildings and one duplex. 8 units total with public utilities. Current monthly income \$4,905. Currently one vacancy. All two-bedroom units. Long time tenant history.

Note. Auction #1 will be open for viewing auction day at 11:00 AM

AUCTION #2. AUCTION LOCATION: 810-814 PLEASANT AVE., MALVERN, OH 44644
Ranch duplex built in 1972, both units currently rented for \$650 & \$500 per month, public utilities, 2 bedrooms each unit with garages. Convenient location. Property will be open for viewing at 12:00 PM auction day.

AUCTION #3. 404 GASCON ST., MALVERN, OH 44644
Ranch duplex built in 1962, both units currently rented for \$500 per month. Each unit offers two bedrooms, living room, kitchen and full bath plus garage. Property open auction day at 12:00 PM. Note: This property will be sold from Auction #2 location at 1:15 PM.

ABSOLUTE AUCTION

AUCTION #1: FRIDAY, SEPTEMBER 12, 2025, 12:00 PM
AUCTION #2-#6: FRIDAY, SEPTEMBER 12, 2025, 1:15 PM



REAL ESTATE



AUCTION #1

LIVE ONSITE WITH ONLINE BIDDING AVAILABLE

AUCTION HIGHLIGHTS

- Income Producing Multi-Family Auction
- Stark & Carroll Counties
- Auction #1: (2) Triplexes & (1) Duplex, All Sold Together
- Auction #2: Duplex
- Auction #3: Duplex
- Auction #4: (2) Lots With Old Church Building
- Auction #5: Vacant Lot
- Auction #6: Vacant Lot

ATTENTION INVESTORS, EXCITING AUCTION OPPORTUNITY!

106 HILLTOP ST., MINERVA, OH 44657



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

