



AUCTION

LEADING THE INDUSTRY SINCE 1945

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Tuesday – September 19, 2023 – 6:00 PM

Guardianship Auction! Three-Bedroom Brick Ranch Home Double Lot - New Philadelphia Schools

Live Auction W/ Online Bidding Available

ALL SELLS ON LOCATION:

885 3rd St. SE, New Philadelphia, OH 44663

Directions: Take Broadway St. south of New Towne Mall and Rt. 250 to Colonial Ave., go east to 3rd St. and north to address.



Real Estate: Solid three-bedroom brick ranch home in great location. Home featuring three bedrooms and living room with hardwood floors. Remodeled full bath. Kitchen with appliances and dinette area. Full basement w/ gas f/a heat and central air, new furnace and air conditioning units, 100-amp breaker electric, 1/2 bath and radon mitigation system. New water heater. Two-car garage, storage shed in backyard on double lot. Home will have new garage door w/ opener and glass block windows installed before sale date. Very convenient location minutes to shopping center, highway, and school. Home is still in need of some updates and repairs. For more information or help with financing contact auctioneer!

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: Sherie Hilbert Clark, Guardian for Lura Pearl Davies Tuscarawas Co. Probate case #2022 GD 16996



Auctioneer/Realtor®
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