

# ABSOLUTE AUCTION

THURSDAY, NOVEMBER 21, 2024, 12:00 PM  
REAL ESTATE SELLS AT 12:30 PM



REAL ESTATE



## BUNGALOW HOME ON 3.4 ACRES

Chevy Trailblazer,  
Chevy Cavalier,  
TroyBilt Lawn Mower

1214 OAK AVE. SE,  
MASSILLON, OH 44646



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Information is believed to be accurate but not guaranteed.  
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Absolute Auction.  
All sells to the highest bidders on location.



# LIVE AUCTION WITH ONLINE BIDDING ON REAL ESTATE

## REAL ESTATE

Investment opportunity!! 3.4 acres w/ vinyl sided bungalow home built in 1930. 1,624 sq. ft. main level features kitchen, dining room, living room w/ fireplace, two bedrooms & full bath. Second level features a spacious bedroom. Divided walkout basement w/ laundry, gas F/A furnace, central A/C, breaker electric & glass block windows. Public water & sewer. Detached 32 x 62 heated outbuilding built in 2007. Parcel #10004494. Half year taxes are \$1,199.87. Free gas. Nice private setting w/ convenient location close to Massillon Washington High School, parks, restaurants & shopping. Home needs some TLC & is ready for your primping & sprucing.

## 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.

## VEHICLES/TOOLS/CONTENTS

2008 Chevy Trailblazer; 1994 Chevy Cavalier; Delta band saw; TroyBilt Bronco 42 Riding Lawn Mower; Maytag washer; dryer; Duro Max XP4400E generator; TroyBilt Bronco rear tine tiller; toolboxes; hand tools; Sears X cargo; air compressors; small utility trailer; go-kart; yard cart; oil lamps.

Also selling to settle the estate of Danny P. Nan by Thomas Lombardi, Administrator, Stark County Probate case #244282: 2011 Ford Ranger, runs; 2001 Harley Davidson motorcycle, not running, no key.

## TERMS ON CHATTELS

Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard accepted. 4% buyer's premium on all sales, 4% waived for cash or check when paid sale day. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.



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