

AUCTION

THURSDAY, APRIL 25, 2024, 12:30 PM



REAL ESTATE



2-STORY FARMHOUSE ON 1 ACRE

746 44TH ST. NW
CANTON, OH 44709

LIVE AUCTION WITH ONLINE BIDDING

AUCTION HIGHLIGHTS

- 3 Bedrooms
- Detached Garage
- Plain Twp.
- Plain Local Schools

Note

Property has not been for sale for multiple generations. Great opportunity, plan to attend!

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Information is believed to be accurate but not guaranteed.
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MLS



Scan for auction details, including directions.

All sells to settle the estate on location.



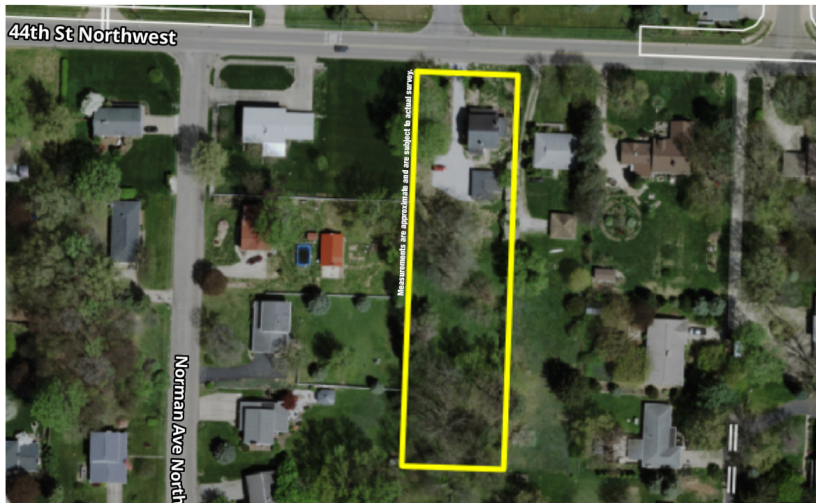
Real Estate features a beautiful 1922 farmhouse situated on 1.0317 acres in Plain Twp. This unique property has a detached, 2-car garage and an oversized backyard. The home boasts 1,909 SF of living space which includes 3 bedrooms, 1 large full bath, an additional half bath, living room, dining room, office area, and an eat-in kitchen. Original hardwood floors throughout the second level. Solid home ready for cosmetic updates. Full basement. 100-amp breaker electric. Public water & sewer. Gas FA furnace and central air. Current taxes are \$668.50 per half year. Stark County parcel #00304508.

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 an Entirety and not to be offered in separate parcels.

Auction By Order Of

Sue Majzun, Administratrix of the Thomas A. Gartner Estate. Stark County Probate case #248254.



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