



**AUCTION**

**1850 AMHERST RD NE, MASSILLON, OH 44646**

**APR 26, 2023 @ 5:30 PM**

Excellent Opportunity! This quality built brick ranch home features 2,046 sq. ft. first floor living area, covered front porch, carpeting and natural woodwork and updated vinyl windows throughout, 4 bedrooms, 3 full baths, large formal living room, kitchen with ample natural wood cupboards, Amana appliances, family room with stone front wood burning fireplace and picture window overlooking beautiful treed backyard, nicely finished 22' x 24' three seasons room, full finished basement w/kitchenette w/gas range and laundry hookups, 2 storage rooms, utility room w/ room for even more storage, hi-efficiency gas furnace and central air, updated water heater, 100 amp breaker electric. Public water and sewer, 2 car attached garage with basement access and attic storage, concrete drive. Property also features a barn/workshop. Lot size 145' x 205'. Massillon Schools, Massillon City. Parcel #602974. Taxes are \$1,835.55 per half. Home open for preview auction day at 3:30 pm..

**ONSITE AUCTION WITH ONLINE BIDDING AVAILABLE!**

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: Joseph W. Eckroate, Trustee

Auctioneers / Realtors: John A. Marino & Joe W. Marino, CAI, AARE

Auction Conducted By: Whipple Auction & Realty

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