



**2245 Lincolnway W., Massillon, OH 44647**

**Absolute Auction**

**Investment Opportunity!!**

**Home / Investment**

**3 BR – 3 BA – 2,196 SqFt – .75 AC.**

**Massillon CSD – Massillon City – Stark County**

**2245 Lincolnway W., Massillon, OH 44647**

**Thursday – June 19, 2025 – 1:00 PM**

**Live Auction w/Online Bidding Available**



1147 Whipple Ave NW  
Canton, OH 44708



SCAN THE CODE  
TO REGISTER  
FOR ONLINE  
BIDDING

# Thursday, June 19, 2025 at 1:00pm

This good looking, vinyl sided, 3 bedroom, 3 bath, maintenance free exterior home situated in West Massillon, Massillon City Schools. Features living room, eat-in kitchen having gas range, stainless refrigerator, natural oak cupboards, recessed lighting and ceiling fans, living room, 3 bedrooms with large closets, 3 full baths 2 down & 1 up, full basement w/new boiler furnace, updated hot water heater, washer & gas dryer, newer vinyl windows, 18' x 34' – 4 car detached garage, 8'x10' metal shed & 6'x12' wooden shed, 20' above ground pool w/ deck. 3/4 acre corner level lot, taxes \$935.38 per half year, presently on homestead at \$712.00. Sells to the high bidder at Absolute Auction!!

Call Don Grace, Auctioneer/Realtor for additional information 330-327-5277 or Whipple Auction & Realty, Inc. – 330-477-9365

## 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:** Robert W. Blackford Jr. Family Revocable Living Trust by Mellissa Grace, Trustee

**Auction Conducted by:** Whipple Auction & Realty



*Thank you for voting for us!*

**Auctioneer/Realtor  
Don Grace**

