



619 3rd Ave. SW, Beach City, OH 44608

Absolute Auction

Good Home / Investment Opportunity!!

Also selling '12 GMC SIERRA

Project cars incl. '68 Roadrunner – '52 Ford – Chevy Impala

GUNS – TOOLS – ANTIQUES – FURNITURE – COLLECTIBLES & MORE!!

Saturday – September 27, 2025 @ 10:30am

Live Auction w/Online Bidding Available



1147 Whipple Ave NW
Canton, OH 44708



SCAN THE CODE
TO REGISTER
FOR ONLINE
BIDDING

Sat., September 27, 2025 at 10:30am

Welcome to this 1914 two story colonial home offering 1,696 sq ft located on a spacious .939 lot in Sugarcreek Twp, Fairless LSD. This home presents a wonderful opportunity for those looking to invest a little TLC into a conveniently located property in the quaint village of Beach City. The main level offers an applianced kitchen with an attached laundry room and full bath, dining room, and large living room with wood burning fireplace. Upstairs you will find 3 nice sized bedrooms and a full bath with a cast iron tub. The basement has an option to offer versatile living options with a private walk-out entrance, kitchenette, half bath, living and bedroom areas. There is a single car attached garage and a detached oversized 2+ car garage (w/ electric service) providing ample storage space. Additional features include a large covered front porch, some vinyl replacement windows, gas hot water heater, boiler heat, window ac unit, slate roof, lots of attic storage space and hardwood floors throughout. The home is serviced by public utilities and has 200 amp electric service. Half year taxes \$897.77 currently on homestead reduction. Home and sale preview - auction day starting at 9am. Call John Marino 330-309-7653 or Tiffany Terlecky 330-575-3822 with any questions.

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.

Contents:

Antique Furniture, Cast Iron Skillets, Guns, Ammo, Swords, Knives, Vintage Toys, Glassware, Paperweights, Old Wooden Fishing Lures, Tools, Scrap Metal, Craftsman Riding Mower, Collectibles, Holiday Decor Blow Molds. Also selling '12 GMC SIERRA - Project cars incl. '68 Roadrunner - '52 Ford - Chevy Impala - Tractor - Project Motorcycles. MULTI-GENERATIONAL SALE - ANYTHING MAY SHOW UP AT ANY TIME!!!

Terms on Contents

Bidders must present a valid Driver's License or State ID to register. Cash, Debit, and Credit Cards accepted. NO CHECKS. There will be a 5% Buyer's Premium will be added to each lot with a 5% discount for cash.

Auction by Order of: Owners

Auction Conducted by: Whipple Auction & Realty



Thank you for voting for us!



Auctioneers/Realtors
John Marino
&
Tiffany Terlecky

