

ABSOLUTE AUCTION

THURSDAY, APRIL 17, 2025, 12:00 PM
OPEN HOUSE AUCTION DAY AT 8:30 AM



REAL ESTATE



3-BEDROOM HOME ON .48 ACRES

Also Selling Live: John
Deere Lawn Tractor & Snow
Blower, Furniture, HH

7291 GAYVIEW ST.,
LOUISVILLE, OH 44641



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Information is believed to be
accurate but not guaranteed.
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MLS



Scan for auction
details, including
directions.

Absolute Auction.
All sells to the
highest bidders
on location.

REAL ESTATE FEATURES

Stark county parcel #3301002. Nicely maintained split level home situated on .482 acres. Nice dead end street location with open country views of woods and farm fields. Home has brick/vinyl siding, cement driveway and a two-car attached garage. Main level having kitchen w/ dining area, living room w/ brick fireplace and hardwood floors. Upper level has three bedrooms and one full bath. Lower level you have a nice family room w/ walk out to the backyard patio, utility/laundry room, full bath, 2018 water softener, 2018 pressure tank, modern gas furnace, A/C and home is on water well and septic. House was built in 1963 and has approx. 1,144 sq. ft. The real estate half year taxes are \$1,340. Stark County, Nimishillen Twp., Louisville LSD Great property with loads of potential. Move right in or do some cosmetic updates to your taste. Showings available after April 1st. Call Jeff Kiko with questions on how to buy. Home will be open auction day at 8:30 AM.

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.



JOHN DEERE/FURNITURE

Nice John Deere LA125 Hydro lawn tractor, 349 hrs., 42" deck; John Deere TRS 22 snow blower; nice sofa & loveseat; end stands; household items; more to be added.

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.

AUCTION BY ORDER OF

Loren Dale Lamm, POA For Ora Louise Lamm



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REALTORS
AUCTIONEERS
ADVISORS

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