

1.26 Acre • 1,840 SqFt Home  
• Stark County

4602 ERIE AVE N  
CANAL FULTON, OH 44614



## Canal Fulton Combined Auction

Wednesday August 16th, 2017 • 4:30 PM



**Kaufman**  
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1047 West Main Street, Sugarcreek, OH 44681

Real Estate Terms: 10% Buyers Premium. 10% nonrefundable down payment day of sale with balance due at closing. No contingencies. Sells "As Is" with no warranties to the highest bidder. Offered in parcels and combination. Any required inspections must be completed prior to bidding. Announcements day of sale take precedence.

Chattel Terms: Cash – Check – Credit accepted with proper ID. 3% buyer's premium; waived for cash or check.

1.26 Acre • 1,840 SqFt Brick Home • Stark County

2 Bedroom Home

1,840 Sq Ft

Personal Property

Lawrence Township

Stark County

Jackson LSD

4602 Erie Ave N  
CANAL FULTON OH  
Stark County



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Open for Inspection: Sunday August 6th – 2:00 to 4:00 PM

From Massillon, take OH-21 north to Lake Ave NW. Turn left onto OH-236/1st St NE for 2 miles and then continue straight onto Erie Ave NW. From Canal Fulton, take Canal St S for .9 mile. Continue onto Erie Ave NW for 3 miles. Signs Posted. Signs posted

# Canal Fulton Combined Auction

4602 ERIE AVE N, CANAL FULTON OH • STARK COUNTY

**AUCTION: Wednesday August 16th, 2017 • 4:30PM**

Welcome to your oasis away from it all! Located just minutes away from the quaint shops of Canal Fulton, yet nestled amidst over an acre of greenery, you have the best of both worlds. This 1,840 sq ft well-built home is the epitome of move in ready! It really has it all, featuring beautiful brick exterior, cute landscaping, 2 bedrooms, 1.5 baths, 2 fireplaces, custom blinds and draperies, cedar lined closets, newer roof, newer entry door, oak cabinetry, spacious rooms, full basement, storage building, and 2 car attached garage. This home and luscious yard have been well maintained and are just waiting for your arrival. Escape the city hubbub and relax out back, surrounded by fields of greenery and a peaceful setting! Whether you would like to work or play, this home truly caters to all aspects. **Real Estate will sell at 6:00PM.** **Legal:** Parcel #4500160 in Lawrence Township of Stark County & Jackson LSD. Half year taxes: \$650.66 **Terms:** 10% Buyers Premium. 10% nonrefundable down payment day of sale with balance due at closing. No contingencies. Sells "As Is" with no warranties to the highest bidder. Offered in parcels and combination. Any required inspections must be completed prior to bidding. Announcements day of sale take precedence.

**Handicap Items - Appliances - Household - Furniture:** System RoMedic MiniLift 200 shower chair; Invacare wheel chair; hospital bed; walker; metal folding chairs; Frigidaire electric flat top stove; Kenmore refrigerator; cigar boxes; wood table; older radio; misc glassware; misc rugs; sofa; recliners; chest of drawers; bookcase; Sears Sewing machine; hardware; tools including block plane; hand tools; circular saw; electric chainsaw; hedge trimmers

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**Auction by order of: Edward Raber, Living Trust |Edna Beachy Trustee**



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