

3 BEDROOM HOME ON 1 ACRE IN NEW PHILADELPHIA

1251 N. BROADWAY (SEVEN MILE DRIVE)
NEW PHILADELPHIA, OH 44663



"Online Only"
Real Estate Auction

AUCTION ENDS: THURSDAY JAN. 25
AT APPROXIMATELY – 4:00 PM



Kaufman

Realty & Auctions

(330) 403-4036

www.KaufmanAuction.sale

PO Box 422, Sugarcreek, Ohio 44681

MarkNet
ALLIANCE



TERMS: 10% Buyers Premium. 10% nonrefundable down payment due with-in 48 hours of auction closing. Property sells strictly as-is. No financing contingencies, balance due at closing in 30-45 days. All inspections must be performed prior to day of the sale. Announcements day of the sale take precedence over all previous advertising and statements.

3 BEDROOM HOME ON 1 ACRE IN NEW PHILADELPHIA

1.5 Story Home

1 Acre

3 Bedrooms

2 Full Baths

New Phila. Municipal Township

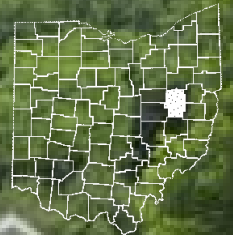
Tusc. Co.

New Philadelphia Schools

1251 N. Broadway
(Seven Mile Drive)

NEW PHILADELPHIA, OH
Tuscarawas County

GPS Coordinates: 40°30'29.52"N - 81°26'15.48"W



"Online Only" Real Estate Auction

AUCTION ENDS: THURSDAY JAN. 25
AT APPROXIMATELY – 4:00 PM

OPEN FOR INSPECTION: SAT. JAN. 13TH 10:00-11:30 AM

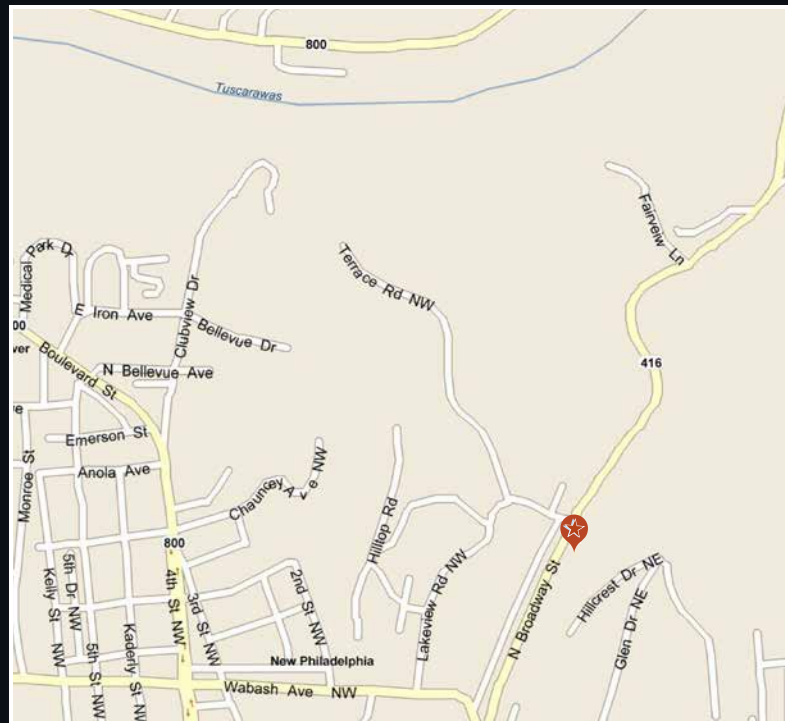
Directions: From the square in New Philadelphia take N. Broadway to property. Watch for signs!!

Up for auction is the perfect starter home; this 1.5 story home features a total of 1,620 sq. ft. of living space. The home has 3 bedrooms, 2 full baths, kitchen, dining room, family room, and a living room with a gas fireplace. This property is located just minutes from Tuscora Park and sits on 1 acre, has an attached 2 car carport and a bonus sun room. So whether you're looking for an investment property or a place to call home this could be the ideal home for you. Gas heat, air condition and city utilities also accompany the home. To view the property contact Cliff Sprang 330.464.5155. Bidding will begin on Tuesday Jan. 2nd.

Legal: Taxes are \$915.06/half with a homestead credit of \$192.55. Parcel #43-03858-000 Tuscarawas County, New Philadelphia Municipal Township and New Philadelphia Schools.

Terms: 10% Buyers Premium. 10% nonrefundable down payment due with-in 48 hours of auction closing. Property sells strictly as-is. No financing contingencies, balance due at closing in 30-45 days. All inspections must be performed prior to day of the sale. Announcements day of the sale take precedence over all previous advertising and statements.

Auction by order of: Sherry Edstrom (Guardian) & Attorney Karen Dummermuth (Guardian)



(330) 403-4036 | KaufmanAuction.sale

Cliff Sprang | Auctioneer, Realtor
330-464-5155 | cliff@kaufmanrealty.com