



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**WEDNESDAY – MAY 10, 2023 – 12:30 PM**

## **One-Owner Home On 1.14 Acres Needs Handyman Updating Throughout** NIMISHILLEN TWP. – STARK CO., OH – LOUISVILLE SCHOOLS Live Auction W/ Online Bidding Available

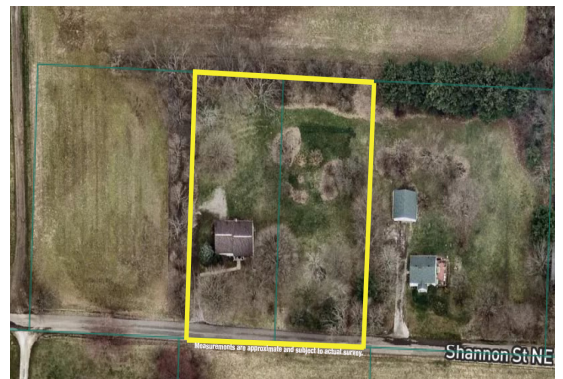
ABSOLUTE AUCTION, all sells to the highest bidder on location:  
**5689 Shannon St., Louisville, OH 44641**

**REAL ESTATE** features a raised ranch home built in 1964 with 3 bedrooms, full bath, living room, & eat-in kitchen on upper level. Lower level has rec room w/ walkout, utility room and one-car garage. Electric water heater is a rental. Nice 1.14-acre lot. Stark County parcel #3301302 & #3301303. Current taxes are \$896.84 per half year. Louisville Local Schools. Home open 11:30 AM auction day. Come prepared to buy!



**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. Property to be sold as an Entirety and not to be offered in separate parcels.

**AUCTION BY ORDER OF:** Melanie Sterling, POA for her mother Kay Moore



Auctioneer/Realtor®  
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