



AUCTION

LEADING THE INDUSTRY SINCE 1945

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Friday – September 29, 2023 – 1:00 PM

Good Brick Side-By-Side Duplex

NEW FRANKLIN CITY – SUMMIT COUNTY

MANCHESTER LSD

Onsite & Online Bidding Available

Absolute auction, all sells to the highest bidder on location:

6558 & 6562 MANCHESTER RD., CLINTON, OH 44216

DIRECTIONS: TAKE MANCHESTER RD. (RT. 93) SOUTH OF SR 619 OR NORTH OF CANAL FULTON TO AUCTION.
WATCH FOR KIKO SIGNS.

Real estate features a good brick side-by-side duplex on a 1/2-acre lot. Each side has kitchen, full bath, 2 bedrooms, and a living room on the main floor. One side has rec room and laundry room in the basement. Other side has 1 bedroom & a bath in the basement. Each has a one-car attached garage, separate utilities, gas furnaces, & central A/C. Circle gravel driveway. Septic (septic system overhauled in 2023) and well (new well pump and pressure tank in 2022). One unit currently rented with long term tenant. One unit currently vacant, and recently remodeled and ready to rent!



Open for viewing 1 hour prior to bidding starts.

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.

Auction By Order Of: Jack Russell Properties LLC



Auctioneer/Realtor®

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