

# AUCTION

FRIDAY, JUNE 7, 2024, 12:30 PM



REAL ESTATE



## LIVE AUCTION WITH ONLINE BIDDING

### REAL ESTATE

Real estate features a clean bungalow home with an oversized .26-acre lot. The main floor consists of 2 bedrooms, 1 full bath, living room, kitchen, laundry, and bonus dining/living addition. The upstairs can be utilized as storage space or a third bedroom. 1,486 sq. ft. of total living space. Full waterproofed basement. Gas forced air furnace. 100-amp breaker electric. Public water & sewer. Concrete driveway provides off-street parking. Covered front and back porch areas. Garden shed transfers with the property. 272' deep double lot. Alliance CSD. Current taxes are \$602.97 per half year. Easy keeper. Plan to attend!

### 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

Bonita Twaddle, Executor of the Josephine E. Todd Estate, Stark County Probate case #247250

## CLEAN BUNGALOW HOME

Alliance City  
Stark Co., OH

2508 S. SENECA AVE.,  
ALLIANCE, OH 44601



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accurate but not guaranteed.  
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details, including  
directions.

All sells to settle  
the estate on  
location.