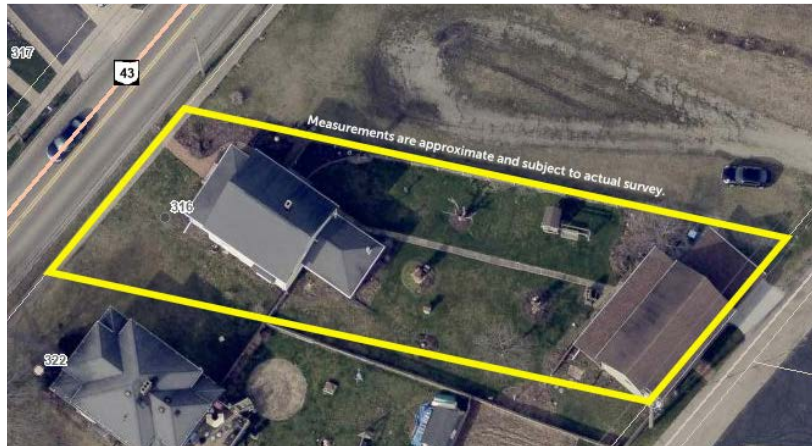


ABSOLUTE AUCTION

WEDNESDAY, OCTOBER 1, 2025, 5:30 PM



REAL ESTATE



Open House: Monday, September 29, 5:00 PM
and Auction Day at 4:00 PM

Real Estate: Step inside this well-maintained 3-bedroom, 2-bathroom home offering 1,728 sq. ft. of living space and timeless craftsmanship throughout. From the original quarter-sawn oak trim and doors to the beautiful beveled-glass pocket doors, this home is loaded with charm and detail. The first floor features a spacious family room open to the kitchen, a full bathroom, a formal dining room, a cozy living room, and a welcoming parlor. Enjoy the enclosed country-style front porch, perfect for relaxing. Upstairs you'll find three comfortable bedrooms and a generous full bathroom. Lots of closet space. The full-size third floor attic provides bonus living space potential, currently well-insulated and ready for finishing. The clean, dry basement offers additional functionality with a dedicated laundry area and plenty of storage space.

Barn: Adding to the appeal is a 36'x20' updated barn/shop with 2nd floor versatile space with endless possibilities! Whether you need storage, a workshop, office, playroom or recreational area, bring your ideas. Features include a lean-to and covered porch facing the home, nature stone and finished wood flooring, glass block windows, wood siding, gas & electric heat, and its own independent 100-amp electric service.

Additional Updates: Glass block windows in the home, newer roof, vinyl replacement windows, and 100-amp electric service.

This property combines classic character with modern upgrades, plus a unique barn/shop making it a truly special place to call home. Stark Co. parcel 2300082. Half year taxes are \$1,368. City lot size is .27-acre, 65'x187'. Online bidding available.

Terms On Real Estate: 5% 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.

CLEAN HOME & BARN

Hartville, OH
Lake Local Schools

316 S. PROSPECT ST.,
HARTVILLE, OH 44632



BOB YOUNG
AUCTIONEER/REALTOR®
330.329.3885
byoung@kikocompany.com

www.kikoauctions.com | 800.533.5456

Information is believed to be
accurate but not guaranteed.
KIKO Auctioneers



Scan for auction
details, including
directions.

Absolute Auction.
All sells to the
highest bidder on
location.