

ONLINE ONLY

AUCTION

STARTS: THURSDAY, APRIL 24, 2025, 12:30 PM
ENDS: THURSDAY, MAY 1, 2025, 12:30 PM



INVESTMENT
PROPERTY



741 & 739 Wells Ave. SW



746 High Ave. SW



OPEN HOUSE: TUESDAY, APRIL 29, 2025
12:00-1:00 PM

REAL ESTATE

Real estate offers two homes and a vacant lot. The vacant lot address is 739 Wells Ave. The home at 741 Wells Ave. offers 2 bedrooms, 1.5 bathrooms, living room, dining area, kitchen, front patio and back enclosed porch. Additional features include full basement, breaker electric, gas forced air heat and public utilities. 746 High Ave. offers 2 bedrooms, 1 bathroom, kitchen, living room, TV room and full basement. This home needs fully rehabbed. Sells as an entirety.

AUCTIONEER NOTES

Open house is Tuesday, April 29, 2025, 12:00-1:00 PM, plan to attend to view properties. 741 Wells Ave. has or had a previous leak from the upstairs bathroom. All properties sold for one sum of money.

TERMS ON REAL ESTATE

15% 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

Stark County Probate case #246691

2 HOMES, 2-CAR
DETACHED
GARAGE, CARPORT

Stark County, Canton,
Ohio

741 & 739 WELLS AVE. SW &
746 HIGH AVE. SW, CANTON,
OH 44707



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Information is believed to be
accurate but not guaranteed.
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details, including
directions.

All sells to settle
the estate.