



# AUCTION

Realtors • Auctioneers • Advisors

LEADING THE INDUSTRY SINCE 1945

**Friday – August 25, 2023 – 12:30 PM**

## Matthews Auction

**Investment Opportunity – Longtime Family Owned  
3-Bedroom – 2-Story Home – Detached 2-Car Garage**

Also selling: Auto, Mower, Furniture, Misc. Online Only

Live Auction W/ Online Bidding Available

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

**2536 WILSON AVE. SE, MASSILLON, OH 44646**

**Home open 11:30 AM auction day.**



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

**800-533-5456 | kikoauctions.com**





Home has been well maintained by the owners; Mr. Matthews is downsizing. Stark Co. parcel #607632. Features longtime family-owned home (owned since 1964). Updated gas furnace (5 yrs.). Updated vinyl windows (10 yrs.). 2 bedrooms upstairs. Main bedroom and full bath downstairs with living room and eat-in kitchen. Rear enclosed porch w/ laundry hookup. Full basement. Detached 22'x 22' garage in back. Massillon schools. City utilities. Taxes \$514 per half.

**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:** James Matthews Jr.



Auctioneer/Realtor®  
**GEORGE P. KIKO**  
330-418-1095  
george@kikocompany.com

**800-533-5456 | kikoauctions.com**

