



AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

Friday – November 24, 2023 – 12:00 PM

Attention Developers, Investors, Home Builders!

16.83 Acres Vacant Land

Frontage On Three Roads

Borders Heritage Glen Allotment

LAKE TOWNSHIP – LAKE LOCAL SCHOOLS

Live Auction With Online Bidding Available

ABSOLUTE AUCTION, all sells to the highest bidder on location:

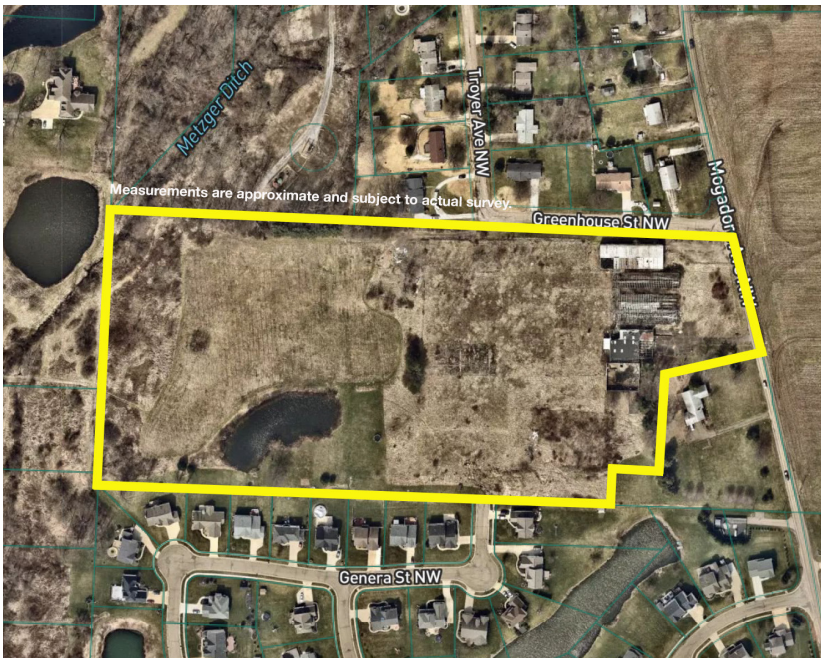
12777 Mogadore Ave. NW, Uniontown, OH 44685

Directions: Take Mogadore Ave. south of Rt. 619, just west of Hartville, OH.

Land Features: Stark County parcel #2206217. 16.83 acres of vacant land that borders the Heritage Glen allotment. Frontage on three different roads makes this an ideal potential development site or long-term investment. Land has approx. 525' frontage on Greenhouse St., 250' frontage on Mogadore Ave. and 50' frontage on Distinguished Ave. Distinguished Ave. stubs into this parcel from the Heritage Glen allotment which has water & sewer available. Property is zoned R1 Low Density Residential. Walk land at your convenience. Call Jeff Kiko with any questions. Recent Phase 1 and Phase 2 remediation were just completed.

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: Stark County Land Reutilization Corp.



Auctioneer/Realtor®

JEFF R. KIKO

330-206-1079

jeffkiko@kikocompany.com

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

800-533-5456 | kikoauctions.com

