

# LIVE AUCTION

FRIDAY, MARCH 14, 2025, 12:00 PM  
OPEN HOUSE AUCTION DAY 10:30 AM



REAL ESTATE



## LIVE AUCTION WITH ONLINE BIDDING

### REAL ESTATE

Real estate features a two-bedroom ranch home with kitchen, living room, mudroom, and full bath complete the main level. Divided basement with F/A furnace. Home is serviced by drilled water well and septic. 102' X 435' lot. Home was built in 1939 with 764 SF living area. Roof shingles believed to be replaced 10-15yrs ago. Wooded area and garden towards the rear of the property. Home will be open auction day starting at 10:30 am.

### 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

David P. Croy, Administrator of the Roger W. Croy Estate,  
Stark County Probate Case No. 250999

**TWO-BEDROOM  
RANCH W/ BARN  
ON ONE ACRE**  
Osnaburg Twp.,  
Osnaburg Local  
Schools

1378 EVENING STAR AVE. SE,  
EAST CANTON, OH 44730



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

All sells to settle the estate.