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REAL ESTATE & CHATTELS AUCTION

Saturday, Sept. 7, 2024 at 9:30 a.m. | Real Estate @ Noon

INVESTMENT OPPORTUNITY

NEW PHILA HOME ON 42X176 LOT W/DETACHED GARAGE



OPEN HOUSE:

Wednesday, August 28, 2024, 5-7 p.m.



**1116 Miller Ave NW
New Philadelphia, Ohio 44663
TUSCARAWAS COUNTY**

DIRECTIONS: From West High turn onto Tuscarawas Ave to Miller Ave, property will be on the left.



Welcome to 1116 Miller Ave NW, New Philadelphia, Ohio! This 2-bedroom, 1-bath home sits on a generous 42x176 lot and features a single-car detached garage. While the home showcases classic charm and solid structure, it is in need of updating and redecoration to bring it into contemporary style. Inside, you'll find a traditional layout with plenty of potential. The living area and bedrooms are spacious, offering a blank canvas for your design vision. The kitchen and bathroom, though functional, are ready for modern updates to enhance their appeal and efficiency. The expansive lot provides ample space for outdoor enjoyment, gardening, or future expansions. This property offers a great opportunity for those looking to invest in a home with potential. If you're ready to roll up your sleeves and transform this house into your dream home, 1116 Miller Ave NW could be the perfect canvas for you.

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VEHICLE AND CHATTELS: 2001 Chevy Tracker 65,xxx miles vin #2CNBJ634316915193 (sells at 11:30) Cub Cadet LTX 1042 lawn mower

Also selling Range, washer and dryer, fridge, furniture, misc household and collectibles. Vehicles sell at 11:30 am.



REAL ESTATE TERMS: House to sell on CONFIRMATION of the Sellers. 10% NON REFUNDABLE deposit due day of auction with balance due at closing. NO CONTINGENCIES will be added and there is no buyers premium on this auction. All inspections should be completed prior to bidding at the bidder's expense. All information is deemed from reliable sources but are not warranted in any way. All announcements day of Auction take precedence over any previous advertising.

CHATTELS TERMS: 4% Buyers Premium Waved for Cash or Check with Positive ID. No buyers premium on this auction. All announcements day of Auction take precedence over any previous advertising.

TAX AND LEGAL: Parcel # 43-03906-000 taxes \$844.32 with Homestead credit

AUCTION BY ORDER OF: Della Wiley

AUCTIONEER/REALTOR: Steve Cronebaugh, 330-243-6574
Bob Hall, 330-440-1005

BROKERS: Craig and Kay Barnett 330-339-1196

Visit the website for more details on this auction and others.



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