

AUCTION

TUESDAY, OCTOBER 27, 2026, 12:30 PM
CAR AND CONTENTS TO FOLLOW



Attention investors! Two-home opportunity on 3.85 acres in Osnaburg Township, Osnaburg Local School District. Properties sell together as an entirety and present a renovation project with strong upside potential. Quiet setting with room to improve and add value.



The main home is a 2-story farmhouse built in 1866 offering approx. 1,672 sq. ft. with 3 bedrooms and 2 full baths. Home features an updated steel roof, shingle siding, gas heat, and is serviced by well and septic. Home is in rough condition—bring your contractor and vision.

Second home is a small vinyl-sided ranch with vinyl windows and shingle roof. Opportunity for rental potential, or redevelopment. Property includes an oversized 2-car detached garage. Total 2025 real estate taxes are \$1,688.18. Stark County parcels #3702834, #3702470.

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.

Also Selling Live: 2006 Saturn Ion, VIN #1G8AL55F36Z183401; 1988 Chevy P30 motorhome (Southwind by Fleetwood), VIN #1GBKP37W3H3328494; loads of tools and toolboxes; John Deere riding mower; furniture; household goods. House and garage are full, anything may turn up. Come ready to bid!

Terms On Chattels: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard accepted. 4% buyer's premium on all sales, 4% waived for cash or check when paid sale day. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

Auction By Order Of: Attorney Laurie McDonnell, Guardian of Donna M. Robinson, Stark Co. Probate Case No. 254595.

2 INVESTMENT HOMES WITH CONTENTS, 3.85 ACRES

Contents

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the guardianship.

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