



HOME AUCTION



.79 AC± | 1 TRACT | STARK CO, OH

10% BUYERS PREMIUM | LIC. #2022000271

ABSOLUTE AUCTION WITH ONLINE BIDDING AT RES.BID

AUCTION DATE: 10/5/26 **AUCTION TIME:** 5:30 PM ET

AUCTION HELD AT: ON-SITE, 707 MARKLEY ST. NE, CANTON, OH 44721

PROPERTY PREVIEW: 9/30 | 5 PM - 7 PM AT 707 MARKLEY ST. NE, CANTON, OH 44721

**ABSOLUTE
AUCTION**

Live and Online at RES.bid

SELLING ABSOLUTE: Located at 707 Markley St. NE in Canton, Ohio, this three-bedroom, two-full-bath brick ranch home offers a combination of comfortable living space, recent updates, and a convenient layout all nestled in a park-like setting while still being located in a convenient location near shopping, restaurants, schools, and local parks.

This large ranch is nearly 2,400 square feet and features three bedrooms, each with hardwood floors, and one bedroom including an attached half bath. The home has two recently remodeled full baths, including one with a double vanity and walk-in shower. A large living room provides plenty of gathering space and features a large bay window along with a gas fireplace.

The dining room connects to a large three-season room complete with HVAC, creating additional space for relaxing with friends and family or entertaining on that perfect summer evening. The eat-in kitchen includes newer appliances, ample storage, and room for casual dining. A sizable family room adds another flexible living area, while the first-floor laundry hookups provide everyday convenience.

The full basement offers additional usable space and includes a gas fireplace. There is also potential to finish portions of the basement for additional living, recreation, storage, or hobby space, subject to the buyer's plans and applicable requirements.

Recent improvements include a new gas hot water heater installed in 2023, a new gas furnace and central air conditioning installed in 2024, and a new dimensional shingle roof installed in 2026. These updates provide several major improvements for the next owner to buy with confidence. Whether you're looking for a primary residence or an investment opportunity, this Plain Township property offers a solid combination of bedrooms, living areas, recent mechanical updates, and potential for future improvements.

- Plain Township
- No income taxes
- Plain Local Schools
- 3 bedrooms, 2.5 baths
- Hardwood bedroom floors
- Large living room
- Bay window and gas fireplace
- Eat-in kitchen
- Newer kitchen appliances
- Large three-season room with HVAC
- Sizable family room
- First-floor laundry
- Full basement with a gas fireplace
- The basement has potential for additional finished space
- Oversized two-car garage
- New gas furnace and AC in 2024
- New gas water heater in 2023
- New roof in 2026
- Less than 1 mile to Washington Square and Walsh University
- 3 miles to North Canton
- 5.7 miles to Belden Village
- 6 miles to Akron-Canton Airport



Taxes: \$3,434.74
PIDs: 5206673
Lat/Lon: 40.88670134895729,
-81.36204054450317
Zip Code: 44721

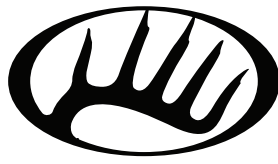
IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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WHITETAIL PROPERTIES REAL ESTATE

HUNTING | RANCH | FARM | TIMBER

TERMS OF SALE

A 10% Buyer's Premium applies to all purchases

Any desired inspections must be completed prior to bidding. This purchase agreement is not contingent upon the satisfactory state of any inspections required after the date of the auction

Sellers will provide a marketable deed and convey the property as per the terms of the Real Estate Purchase Agreement

Property Sells "AS IS"

Property sells subject to articles in the present Deed, Title, and any articles or notices of public record

Buyer will pay CAUV tax recoupment, if any, due and payable after deed conveyance

Seller, through Seller's title agency, shall provide to Buyer: Fiduciary Title. The Escrow Agent shall be chosen by the Seller; however, if required as a condition of the loan, the Escrow Agent shall be chosen by the Buyer's Lender

Seller shall pay for the cost of the title search, deed preparation, and county conveyance fees. Seller and Buyer shall each pay one-half of the Escrow Agent's standard closing fee. If an owner's policy of title insurance is selected, the buyer and seller will split the owner's title insurance 50/50, including, without limitation, the additional cost of the premium for use of an owner's policy, the cost of a loan policy, title endorsements, location survey, or other items required by Buyer, or Buyer's lender. Buyer shall pay for all recording fees. RES advocates the use of title insurance in all real estate transactions.

Acreage and frontage amounts, including lot markers, are approximate and subject to final survey. (If required)

RES requires a nonrefundable down payment of 10% of the purchase price at the time of purchase. The sale is not subject to any contingencies for financing.

Earnest Money Deposit is NONREFUNDABLE; the contract contains no provisions for contingency on financing. In bidding, you are asserting you have the funding to close. In the event Buyer does not close in compliance with the terms of this purchase agreement, all earnest money shall be forfeited and paid to the Seller as liquidation damages.

Buyer agrees to indemnify and save harmless RES and Whitetail Properties Real Estate, its employees, and agents, from any liability stemming from any incorrect information given or any material information

Seller fails to disclose whether or not it is known to the Seller at the time of the execution of the purchase agreement.

The property sells subject to any announcements made on the day of sale.

