



AUCTION

Russ Kiko Associates Inc. Auctioneers • Richard T. Kiko Agency, Inc. Realtor
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MONDAY - DECEMBER 29, 2014 - 5:30PM

Fixer Upper Brick Ranch Home On 1/2 Acre Canton South Schools

Absolute auction, sells to the highest bidder on location:

3615 REXDALE ST. S.W. CANTON, OH 44706

Directions: Take I-77 south of Canton to Faircrest St. Exit and go west to Sherman Church St. and south to Rexdale and go east to auction. Watch for **KIKO** signs...



Brick ranch home on .52 acres - Main floor has kitchen, dining room, living room, 3 bedrooms and 1 1/2 baths. Attached two-car garage. Full basement having gas FA furnace (needs work), central A/C, breaker electric service, elec. water heater (needs work), well & septic. Fenced rear backyard. Canton Twp. - Canton South Schools. Home open for viewing auction day 1 hr. prior to bidding.

NOTE: Home needs handyman updates. Terrific location, with views of neighboring farm fields.

TERMS ON REAL ESTATE: 15% 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.

**AUCTIONEER/REALTOR: Matthew P. Kiko, AARE, 330-327-9617 or
mattkiko@kikocompany.com**

AUCTION BY ORDER OF: Jennifer Graber

