



AUCTION

LEADING THE INDUSTRY SINCE 1945

Wednesday – November 30, 2016 – 1 PM

GUARDIANSHIP AUCTION

**INVESTMENT OPPORTUNITY – BUNGALOW HOME
PLAIN LOCAL SCHOOLS – STARK COUNTY, OHIO**

Sells on location to settle the estate:

3124 Woodland Ave. NW, Canton, Ohio 44709

Directions: Take 30th St. east of Cleveland Ave. or west of Market Ave. to Woodland Ave. and north to auction.
Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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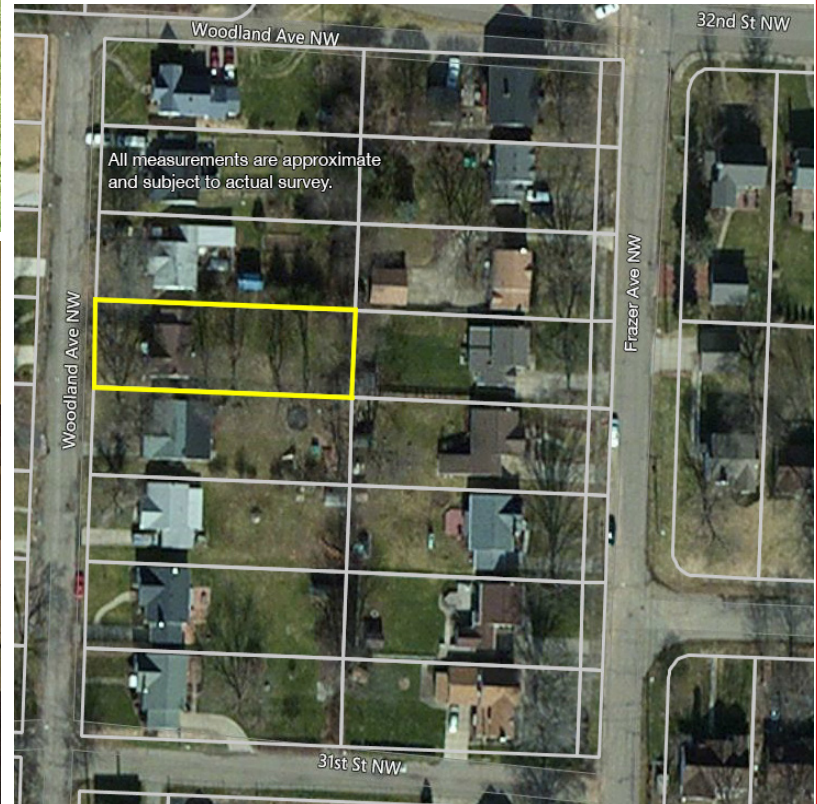


Real estate features vinyl-sided bungalow with updated gas FA furnace and central air. Main level has two bedrooms, full bath, dining and living rooms, and kitchen. Hardwood floors. Updated vinyl windows, blacktop drive, unfinished 2nd floor. Full basement. Nice level lot. One-car garage. Taxes are \$428.38 per 1/2-year homestead. 1,329 sq. ft. living area. Open at 12 noon auction day. Come prepared to buy!

Terms On Real Estate: 20% 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: Attorney John Frank, guardian for Martha J. Sikora, Stark Co. Probate #225901.

Auctioneer/Realtor:
George Kiko,
330-418-1095 or
george@kikocompany.com



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