



AUCTION

LEADING THE INDUSTRY SINCE 1945

FRIDAY – DECEMBER 16, 2016 – 12:00 PM
REAL ESTATE SELLS FIRST

Clean 3-Bedroom Home

SIPPO LAKE AREA - STARK CO. – PERRY TWP. – PERRY LSD

Also Selling: Furniture & Household Items

Absolute auction, all sells to the highest bidders on location:

203 ALBANY DR. NW, CANTON, OH 44708

Directions: From W. Tuscarawas St. take Perry Dr. south OR from 12th St. take Perry Dr. north to west on Tyner St., then left on Albany Dr. NW to property. Watch for KIKO signs.



Clean two-story home. Main level features formal living room that opens to dining room and guest half bath, spacious kitchen w/ plenty of cabinet space, appliances, and eat-in area, sunken family room with beamed ceiling, wood burning fireplace, and sliding doors to private deck. Second level has large master bedroom w/ full private bathroom, two additional bedrooms, and full bath. Full basement w/ gas FA furnace, central air, breaker electric, and glass-block windows. Public utilities. Conveniently located to restaurants & shopping. Parcel #4314888. Half year taxes \$1,102.96.

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.

ALSO SELLING: (2) floral living room chairs – Boston wood rocker – Antique portrait – Wooden tea cart – Bread box – Aiwa CD player w/ Yamaha surround system – Alum. ladder – Wheelbarrow – Yard tools – Shop vac – Amana electric dryer – Hot Point washer – Golf club sets – Luggage – Christmas décor – Glassware – Ping-pong table – Oak sewing table w/ sewing supplies – Kenmore sewing machine w/ sewing table – Decorative fireplace screen – Oil on board painting from 1879.

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. Information is believed to be accurate but not guaranteed.

AUCTION BY ORDER OF: Phyllis Holding

REALTOR: Kristen Kiko Yard, 330-234-7110 or kkiko@kikocompany.com

REALTOR: Ashley Ritchey, 330-495-3474 or adelgratta@kikocompany.com

AUCTIONEER/REALTOR: Peter Kiko, 330-705-5996 or peter@kikocompany.com

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