



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**Tuesday – April 25, 2017 – 5:30 PM**

## Estate Auction

**FIXER UPPER RANCH HOME  
PERRY TWP. – STARK COUNTY, OHIO – PERRY LSD**

Sells on location:

**210 Elizabeth Ave. NW, Massillon, OH 44646**

**Directions:** Take Lincolnway east of Massillon or west of Genoa Ave. to Elizabeth and north to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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**KIKO AUCTIONEERS**

2722 Fulton Dr. NW, Canton, OH 44718

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**Members – State and National Auctioneers Association**



Features a fixer upper ranch home situated on a 60'x132' lot in Perry Twp. Main floor has eat-in kitchen, living room, 3 bedrooms and a full bath. Full basement having gas FA furnace, breaker electric and public water & sewer. Small shed to rear. Perry LSD. Home open for viewing 1 hr. prior to bidding.

**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, which goes to the seller. 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:** Ronald J. Koehler, Admin. of the Larry D. Nelson Estate. Stark Co. Probate #224182

**Auctioneer:** Matthew P. Kiko, AARE, 330-327-9617 or [mattkiko@kikocompany.com](mailto:mattkiko@kikocompany.com)



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