



# AUCTION

LEADING THE INDUSTRY SINCE 1945

Wednesday – December 13, 2017 – 12:00 PM

## 28+ Acres Vacant Land

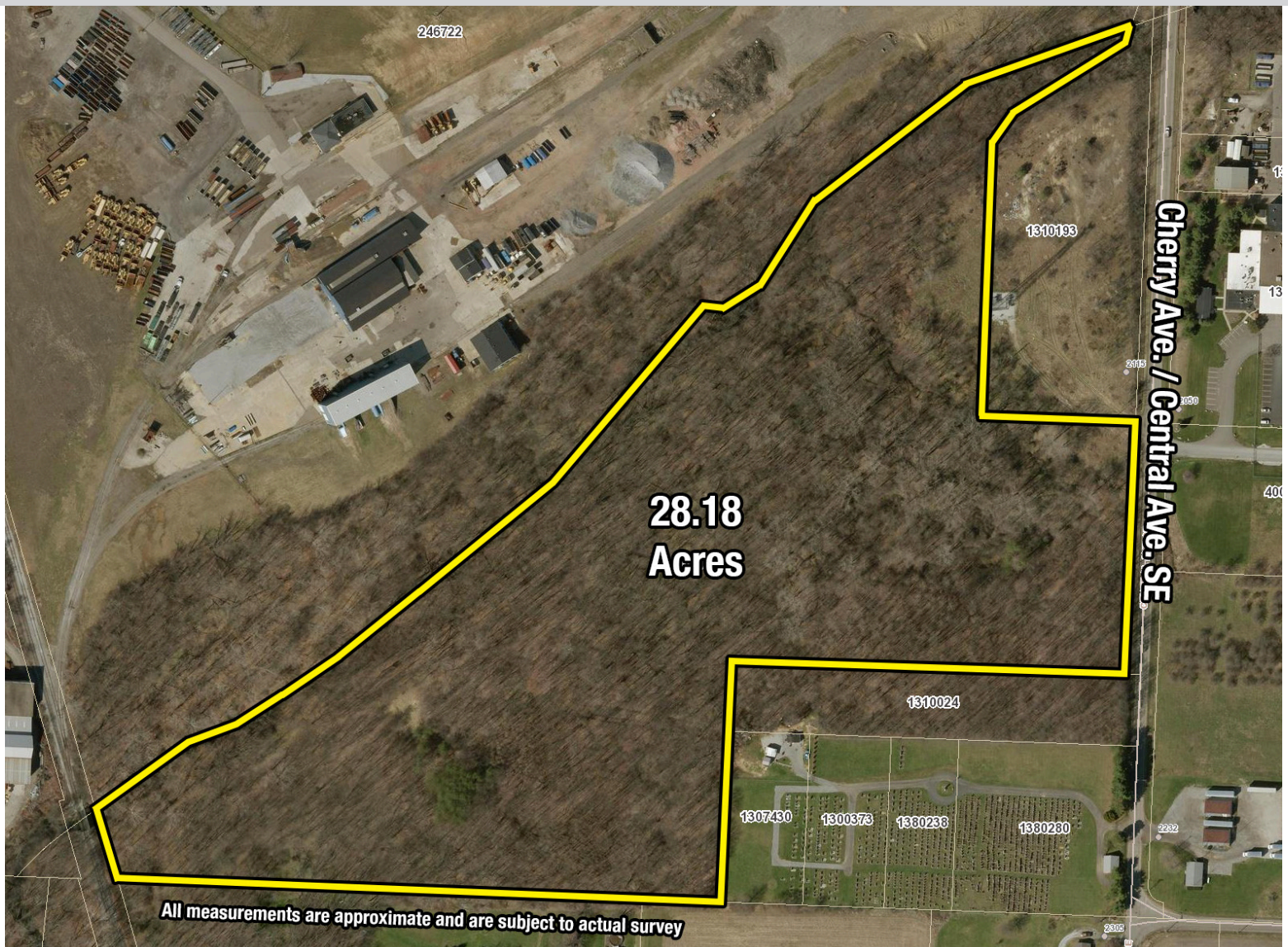
RESIDENTIAL/RECREATIONAL/INDUSTRIAL POSSIBILITIES

Rural & Light Industrial Zoning – Borders Railroad Tracks In Rear – Mostly Wooded  
Borders Sherrick Run Creek – 465' Frontage – Stark County – Canton Township

**ABSOLUTE AUCTION**, All sells to the highest bidder on location:

### Cherry Ave. SE (Central Ave. SE), Canton, OH 44707

Directions: (Near 2055 Central Ave. SE) From SR 30 take Cherry Ave. SE, south to property. (Cherry Ave. turns into Central Ave.)  
Or from SR 43 (just south of Waco) take Millerton St. west to Central Ave. Watch for KIKO signs.



**LAND FEATURES: PARCEL #1313930:** 28.18 acres of mostly wooded recreational/industrial land. 465' total frontage. Property has approximately .37 acres zoned light industrial (270' of north frontage) and balance zoned rural residential. Loads of possibilities with railroad frontage at the rear. Several paths have been built for your convenience and easy to walk. Half real estate taxes are \$683.02. Loads of turkey and deer. Ideal "honey hole" of a hunting spot. Walk land with permission only. Call for more details!



Auctioneer/Realtor®

**JEFF R. KIKO**

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**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.

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