



AUCTION

LEADING THE INDUSTRY SINCE 1945

Wednesday – October 30, 2019 – 5:30 PM

Exciting Land Auction! 91+ Acre Farm!

MOSTLY TILLABLE – FARMHOUSE – BARN

42'x52' Garage/Shop – Outbuildings – Canton Twp. – Stark Co. – Canton LSD

Close To I-77 – All Minerals Owned By Seller To Transfer

Great Land Investment Opportunity!

Absolute auction, sells to the highest bidder on location:

4835 Dueber Ave. SW, Canton, OH 44706

Directions: Located just south of Canton. Take I-77 south of RT 30 to Faircrest exit, then go east to Dueber Ave. and south to address. Watch for KIKO signs.

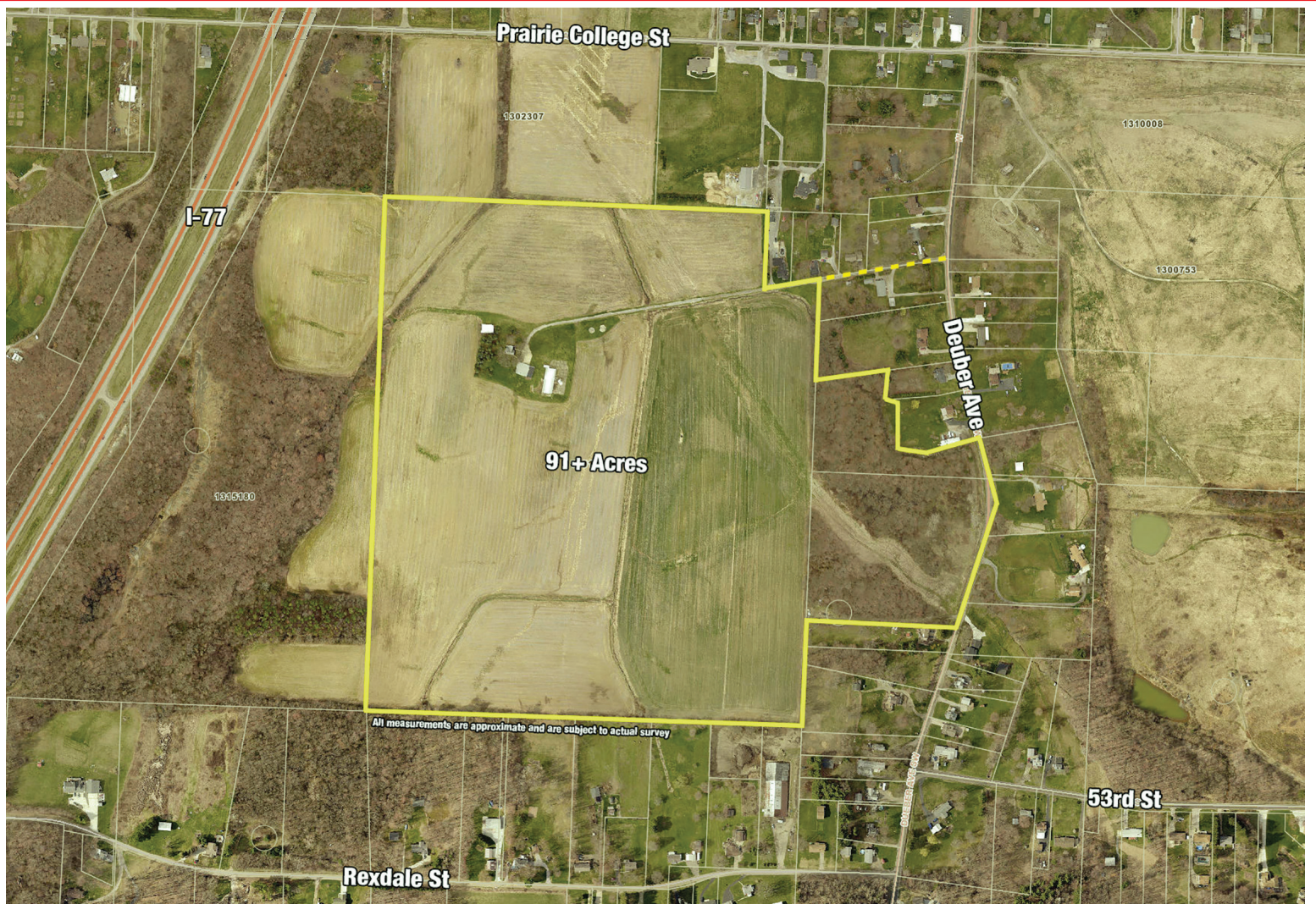


Information is believed to be accurate but not guaranteed.



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REAL ESTATE: Large parcel of land located just south of Canton, OH close to I-77. Sewer stops at intersection of Dueber and Prairie College St. Approx. 75% tillable farm land tiled and drained. Home featuring two bedrooms, 1.5 baths, kitchen, dining room and living room. Full basement, F/A heat, breaker electric. 42'x52' block garage/shop building. 40'x94' bank barn, 32'x48' machine shed. Buildings sit well off the road with secluded setting. Free gas to home per lease. Half year taxes under CAUV \$1,639.09. Approx. 785' frontage on Dueber Ave. Don't miss this opportunity, make plans to attend now! For more information call auctioneer.

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. Property to be sold as an entirety and not to be offered in separate parcels.

AUCTION BY ORDER OF: Jon Caiazza, Successor Trustee for the Blanche Kutt Revocable Trust



Auctioneer/Realtor®
GENO KIKO
 330-495-0131
 genokiko@kikocompany.com



Auctioneer/Realtor®
RICHARD T. KIKO JR.
 330-455-9357 ext. 105
 dkiko@kikocompany.com



330.455.9357 • kikoauctions.com

