



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**Monday – July 15, 2019 – 5:30 PM**

## Two-Story Home

**NORTHWEST CANTON**

Absolute auction, property sells to the highest bidder on location:

**2611 12th St. NW, Canton, OH 44708**

**Directions:** Just east of Broad Ave. NW. Watch for KIKO signs.



Clean two-story home with living room, kitchen, open staircase to three bedrooms, full bath, and walkup attic. Full basement with gas furnace and breaker electric. Currently rented \$635/month, 2-year tenant, and tenant pays utilities. Lot size is 40' x 120' with garage at rear. Current taxes are \$834 per year. Clean home. Check it out! Open for inspections at 4:30 PM on auction day.

**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, 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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Auctioneer/Realtor®  
**THERESA BLOCHER**  
330-495-3789  
blocher@kikocompany.com



**330.455.9357 • kikoauctions.com**

