



AUCTION

LEADING THE INDUSTRY SINCE 1945

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TUESDAY – MAY 19, 2020 – 12:00 PM

Investment Opportunity!

**FIXER-UPPER RANCH HOME
CANTON CSD – STARK COUNTY**

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

2121 23RD ST. NE, CANTON, OH 44705

Directions: From SR 62 go south onto Harrisburg Rd. or from Mahoning Ave. go north on to Harrisburg Rd., then east on 23rd St. NE to the property. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed. KIKO Auctioneers

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2722 Fulton Dr. NW, Canton, OH 44718
kikoauctions.com

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FIXER-UPPER RANCH HOME

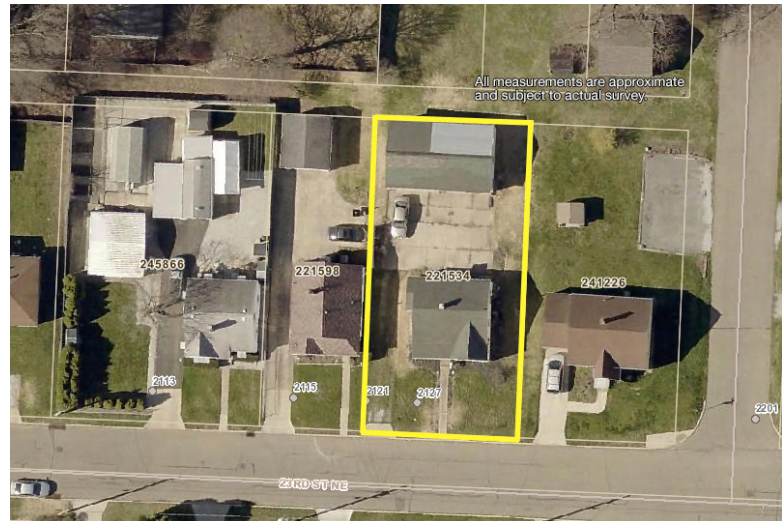
Investment Opportunity!
Canton CSD – Stark County

Vinyl-sided ranch home w/ 804 SF. Main level features a living room, eat-in kitchen, 2 bedrooms, and full bath. Full basement w/ laundry, FA gas furnace, breaker electric, central AC & glass-block windows. 4-car detached garage space w/ electric & water perfect for hobbies. Large 60 x 120 lot. Public utilities. Parcel #221534. Half year taxes \$460.05. Updates include vinyl siding, windows, doors (2014), roof (2010), electric, plumbing, furnace & AC (2006). Home & garage need some TLC & are ready for your primping & sprucing. Convenient location close to highway, restaurants and shopping. Home will be open auction day starting at 11:00 AM.



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. 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: Debra Jeffries



Auctioneer/Realtor®
RANDY L. COMPTON
330-704-5702
rcompton@kikocompany.com



Auctioneer/Realtor®
ASHLEY RITCHEY
330-495-3474
ashley@kikocompany.com

800-533-5456 | kikoauctions.com

