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AUCTION

LEADING THE INDUSTRY SINCE 1945

THURSDAY – OCTOBER 29, 2020 – 5:30 PM

Quality 4-Bedroom Home On .30 Acres

2-CAR GARAGE – 1,238 SF – 1.5 BATHS

Stark County – Perry Twp. – Perry LSD - Online Bidding Available

Owners downsized. Absolute auction, all sells to the highest bidder. Location:

131 MANOR AVE. NW, CANTON, OH 44708

Directions: Take Whipple Ave. north of Tuscarawas St. to Marcellus St. and west to auction OR take Manor Ave. north of Tuscarawas St.

Watch for KIKO signs.



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

800-533-5456 | kikoauctions.com



OPEN HOUSE:
TUESDAY - OCTOBER 27, 2020 - 12:00 PM

REAL ESTATE: Parcel #4303934. Good bungalow style home situated on .309-acre corner lot. Main level having large living room with stone fireplace, formal dining room, kitchen with dining area and door to rear covered porch, 2 bedrooms, and full bath. Second level has 2 additional bedrooms, half bath, and large common sitting area. Full unfinished basement with modern gas FA furnace, AC, breaker electric, and walkout to the 2-car attached garage. Home was built in 1950 with approx. 1,238 SF. Real estate taxes are \$631.75 per half year. Roof shingles were replaced in 2019 and home has vinyl windows. All public utilities. Needs minor updating to your taste, take advantage. Home will be open auction day starting at 4:00 PM. Call Jeff R. Kiko for details. Contents of home will be sold separately via KIKO online only auction.

TERMS ON REAL ESTATE: 10% 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: Judith M. Frew,
POA for James A. McConnell



Auctioneer/Realtor®

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