



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**WEDNESDAY – JULY 26, 2023 – 1:00 PM**

**Spacious Bungalow Home – 4 Bedroom – 2 Bath  
Also Selling: Furniture – Tools – Household Goods**

**PLAIN LSD – STARK COUNTY**

Onsite & Online Bidding Available On Home

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

**1711 48th St. NW, Canton, OH 44709**

Directions: Take Cleveland Ave. north of US Rt 62 to 48th St. and go east to auction. Watch for KIKO signs.



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

**800-533-5456 | kikoauctions.com**



## Real Estate Sells First!

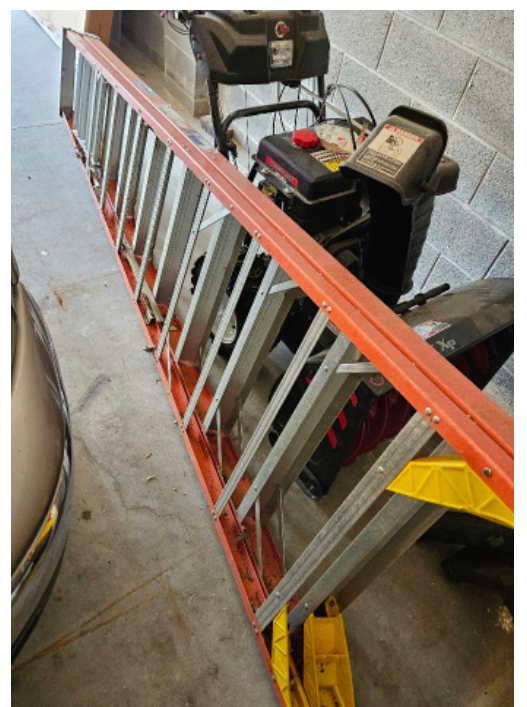
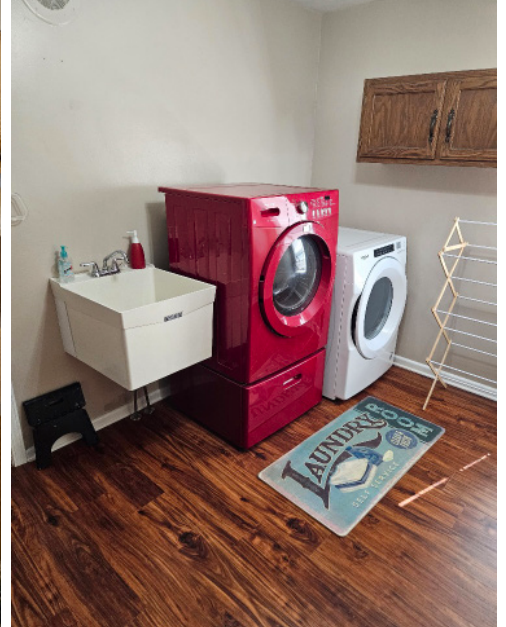
**Real Estate:** Features a spacious bungalow home with addition. Approx. 2,040 SF of living space and situated on a 58'x194' lot. Main floor has oak kitchen w/ SS appliances, living room, dining room, family room, owner's suite w/ full bath having shower & garden tub, plus walk-in closet, main floor laundry room, one additional bedroom and full bath. Second story has 2 bedrooms. Full basement having kitchenette, workshop, 2-car garage, gas furnace and A/C, 200-amp breakers, and public utilities. Exterior is vinyl siding and updated 3 dim. shingles, and nice composite deck to rear. Concrete driveway and storage shed. Plain LSD. Open for viewing auction day beginning at 11:30 AM.

**Also:** Troy-Bilt 30" Gal. Snowblower – Mini Troy-Bilt Rototiller – New JELD-WEN Ext. French Double Door – 8' Stepladder – Wheelbarrow – Workbench – Metal Shelving – Lawn Tools – Elec. Pressure Washer – Outdoor Swing – Maple Table W/ 4 Chairs – Dep. Era Dressers – Recliner – Set Of Bunkbeds – Twin Bed – Desks – Dressers – Frigidaire Refrigerator – Treadmill – Exercise Bike – End Stands – Hardware And Household Goods

**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.

**TERMS ON CHATTELS:** Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard accepted. 14% buyer's premium on all sales, 4% waived for cash or check when paid sale day. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

**Auction By Order Of:** Rose Szymkowiak



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