



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**TUESDAY - FEBRUARY 16, 2021 - 5:00 PM**

**Investment Opportunity! - Fixer-Upper Ranch**  
**CANTON CITY - PLAIN LSD - ONLINE BIDDING AVAILABLE**

All sells to settle the estate. Location:

**1103 34TH ST. NW, CANTON, OH 447096**

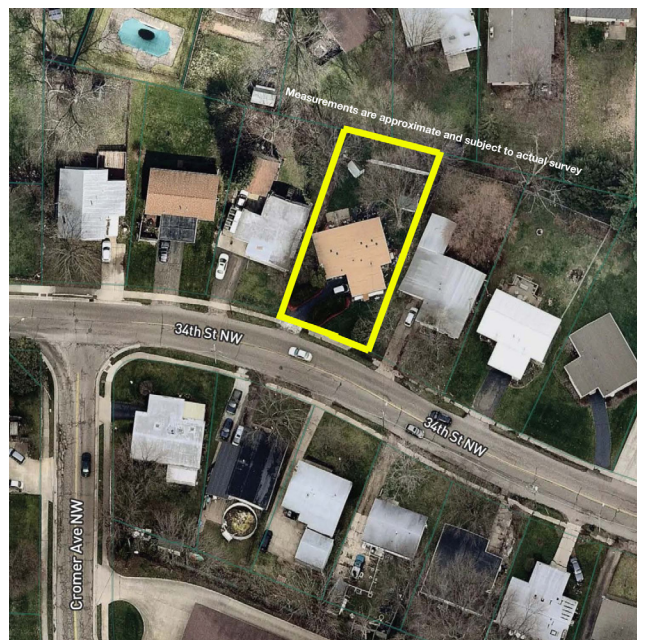
Directions: From Cleveland Ave. take 34th St. east to property. Watch for KIKO signs.



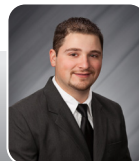
Cozy mid-century modern style ranch built in 1956 w/ 1,144 SF. Main level features an eat-in kitchen w/ appliances, spacious living room, 3 nice-sized bedrooms, and full bath. Vaulted beamed ceilings and hardwood floors throughout much of the main level. Divided basement w/ family room w/ wood burner, laundry, toilet, gas FA furnace, and 100-amp breaker electric. Public water & sewer. Carport, 2 garden sheds & fenced-in backyard w/ deck. Convenient location close to SR 62, Malone University, restaurants & shopping. Parcel #301504. Lot is 67 x 139. Taxes are \$652.86 per half year. Easy keeper investment opportunity. Home is ready for your primping & sprucing.

**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:** Jared M. Hoover, Administrator for the Thomas S. Hopton Estate, Stark County Probate case #238603



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



**STARTS: THURSDAY - FEBRUARY 11, 2021 – 12:00 PM**  
**ENDS: THURSDAY - FEBRUARY 18, 2021 – 12:00 PM**

## Online Only Auction

2015 KIA SOUL - FURNITURE - COSTUME JEWELRY - COINS & HOUSEHOLD ITEMS

All sells to settle the estate online only. Preview/pickup location:

**1103 34TH ST. NW, CANTON, OH 447096**



**PREVIEW: TUESDAY - FEBRUARY 16, 2021 – 2:00-3:00 PM**  
**PICKUP: MONDAY - FEBRUARY 22, 2021 – 11:00 AM-3:00 PM**

2015 Kia Soul w/ approx. 7,080 miles, 4 door, automatic - LG flat-screen TV - Dining table & chairs - Sofas - Power lift chairs - Wooden rocking chairs - Mid-century modern hutch & desk - Howard Miller grandfather clock - Bookcase - Hummels - Hummel plates - 3-pc. bedroom suite - Chest of drawers - Cavalier cedar chest - Costume jewelry - 2 mission-style desks w/ file & bookcase - Cuckoo clock - Hardback books - Hand tools - Oil lamps - Apple desktop computer - Proof sets - Kitchenware - Household items.

**TERMS:** Visa, MasterCard & Wire Transfer accepted. 15% buyer's premium on all sales. Wire Transfer required for vehicle. **NO SHIPPING AVAILABLE.** All items must be removed during pick up time or items will be forfeited. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

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