



AUCTION

LEADING THE INDUSTRY SINCE 1945

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THURSDAY - FEBRUARY 10, 2022 - 12:30 PM
REAL ESTATE SELLS FIRST

The Helen Dittmer Trust

RANCH HOME ON 1 ACRE WITH LAKE VIEWS & STATELY TREES

1-Owner Home - To Be Offered In 2 Parcels - Public Utilities Available

City Of Canal Fulton - Stark Co. - Northwest LSD

Online Bidding Available On The Real Estate

Also Selling: Antiques - Furniture - Household

Absolute auction, all sells to the highest bidders. Location:

512 LAKEVIEW DR., CANAL FULTON, OH 44614

Directions: From downtown Canal Fulton, OH head NE on Cherry St. then turn SE onto Locust St. for .5 miles then north onto Lakeview Dr. to auction. Watch for KIKO signs.

OPEN HOUSE: MONDAY - FEBRUARY 7, 2022 - 5:00-6:00 PM



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

800-533-5456 | kikoauctions.com



REAL ESTATE: Quality built 1-owner ranch home built in 1962 with over 1,600 SF of living space on the main floor. The home features an open foyer entry, fully applianced eat-in kitchen, formal dining room with fireplace, and spacious living room with fireplace and gorgeous views of the lake. Master bedroom with private bathroom, 2 additional bedrooms, and full bathroom with tub/shower. All bedrooms have original hardwood floors. Partially finished, walkout basement includes a family room with fireplace, potential for a 4th bedroom or hobby room, third full bathroom with walk-in shower, and unfinished portion with laundry and storage area. Views of the lake from every room of the house! Attached 2-car garage. Public utilities. Home needs sprucing up and remodeling! Call auctioneer for details on how to use your current home to buy this one!

REAL ESTATE TO BE OFFERED AS FOLLOWS:

PARCEL #1: Ranch home on .475 acres. Stark Co. parcel #9500170. Taxes are \$1,358 per half year.
PARCEL #2: .40 acres vacant land. Sewer, water, and gas available. Taxes are \$166 per half year. Stark Co. parcel #9500171. Have your builder check it out!

NOTE: Parcels will be offered separate then together, and sell whichever way they bring they most through our multi-par auction method.

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. Property to be offered as a Multi Par auction and sold whichever way it brings the most.

ANTIQUES – FURNITURE - HOUSEHOLD: Silver crest flatware, tons of glassware including milk glass, silver lace, china, pitcher and bowl, crystal punch bowl, solid wood hutch, Hisense flat-screen TV, corner cupboard, tons of porcelain dolls, school desk, hand carved wood chair, wardrobe, antique secretary’s desk, 4-piece queen bedroom suite including dresser with mirror, upright dresser and end table, antique cupboard, potbelly stove, Yard Machine 5.5HP snow blower, Troy-Bilt trimmer, yard tools, electric blower, electric trimmer, Werner stepladders, aluminum ext. ladder, shop vac, Centennial top loading washing machine, Amana dyer, outdoor furniture, misc. items not mentioned.

TERMS ON CHATTELS: Driver’s license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard accepted. 4% 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: Mark Dittmer and Debra Dies, Co-Trustees of the Helen E. Dittmer Revocable Trust



Auctioneer/Realtor®
PETER R. KIKO SR.
330-705-5996
peter@kikocompany.com



Auctioneer/Realtor®
KRISTEN KIKO
330-234-7110
kristen@kikocompany.com



Apprentice Auctioneer/Realtor®
JACOB WHITACRE
330-417-9123
jwhitacre@kikocompany.com

