



AUCTION

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LEADING THE INDUSTRY SINCE 1945

FRIDAY - FEBRUARY 18, 2022 – 12:00 PM

**Investment Opportunity!!
Court Ordered Auction
Fixer-Upper Warehouse Building &
Brick Home W/ Garage**

JACKSON TWP. - JACKSON LSD

Sells by court order onsite & online. LOCATION:
6525 Hills & Dales Rd. NW, Canton, OH 44708



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

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Fixer-upper block warehouse building built in 1960 w/ 3,023 SF. Building is divided inside and mostly unfinished w/ small reception area & half bath. Multiple man doors and one overhead door. Paved front parking lot w/ approx. 10 parking spaces. Property also has fixer-upper brick home built in 1880 w/ 1,764 SF. Home features living room, kitchen, dining room and two bedrooms. Home needs completely rehabbed. Two-car detached garage, high traffic area, Zoned RR. Convenient location between Canton & Massillon, close to highway, restaurants & shopping. Parcel #1630433 & parcel #1630431. Double lot w/ 340' frontage. Half year taxes \$2,264.42. Great investment opportunity in a prime location!



TERMS ON REAL ESTATE: 15% down auction day, balance due within 30 days of sale confirmation. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Property being sold by Court Order. Appraised value of the property is \$300,000. Property must bring 2/3 of appraised value and cannot be sold for less than \$200,000. If property does not sell the next auction will be Friday - March 18, 2022 - 12:00 PM. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Property to be sold as an Entirety and not to be offered in separate parcels. Property will be open two hours prior to bidding!!

AUCTION BY ORDER OF: Stark County Court of Common Pleas case #2020 CV 00951



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