



AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

MONDAY - OCTOBER 17, 2022 - 12:30 PM

3-Bedroom Ranch Home - Finished Basement

WELL-ESTABLISHED NEIGHBORHOOD - CORNER LOT

Tools - Furniture - Contents - Plain Twp. - Stark Co. - Plain LSD

On-Site & Online Bidding Available On The Real Estate

ABSOLUTE AUCTION, all sells to the highest bidder on location:

4954 DARLINGTON RD. NW, CANTON, OH 44718

Directions: From SR 43 and Old Forge Rd take old Forge Rd approx. 5 miles east to auction site. From I-77 N take exit 109A toward Belden Village St./Whipple Ave./Everhard Rd., then head south on Whipple Ave. NW for 0.1 mi. to 50th St. NW, then east on 50th St. NW to Darlington 0.3 mi., property corners 50th & Darlington. Watch for KIKO signs.



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

800-533-5456 | kikoauctions.com





OPEN HOUSE: FRIDAY - OCTOBER 14, 2022 – 4:00-5:00 PM

REAL ESTATE: Exciting opportunity in Plain Twp., North Avondale Heights! Custom built 3-BR, 2-bath ranch home with 1,225 SF on a half-acre corner lot. The main level of the home features 3 bedrooms, renovated full bath, and kitchen. Hardwood floors throughout. Open living/dining area with mid-century modern wood-burning fireplace and access to deck. Great floor plan. Lower level includes finished walkout basement with bedroom, full bath, fireplace, and more. Attached oversized 2-car garage and 12'x20' shop on property great for hobbies/storage, you decide. Loads of updates including new central air unit, water heater, water softener system, spouting with gutter guards, shingles in the last 5 years, breaker box w/ 200-amp service, and walk-in shower on the main level. Close proximity to all of Belden Village's amenities. Quick access to I-77.

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.

ALSO SELLING: Anvil - Power Tools – Double-Shaft Grinder - Hand Tools - Framed Artwork - Furniture - Ornate Carved Chest - Vintage Toys - Yard Tools - Shelving - and More!

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: The Warth Family



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