



AUCTION

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LEADING THE INDUSTRY SINCE 1945

WEDNESDAY – MAY 24TH, 2023 – 12:00 PM

Nice Country Home On .78 Acres

Three Bedrooms – Two Full Baths – 1st Floor Master

11'x20' Storage Building – 22'x28' Two-Story Barn

22'x26' Two-Car Garage

STARK COUNTY – CANTON TWP. – CANTON LOCAL SCHOOLS

Updates Include: Kitchen, Bath, And Shingles

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

3232 Lincoln St. E., Canton, OH. 44707

Directions: Take Lincoln St. E., just west of Trump Ave.



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

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Main Brick home was built in 1910 w/ approx. 2,274 SF, having formal dining room, laundry room, family room w/ brick fireplace and large front porch w/ nature stone flooring. Second level has two additional bedrooms, full bath, and access to the third level. (Possible 4th bedroom). Unfinished basement with 200-amp elec. Breaker box and separate gas furnace from the addition. 1960s addition with vinyl siding has living room, dining area, updated kitchen with Corian counters, butcher block island, newer appliances, updated full bath w/ Corian counters, large master bedroom w/ walk-in closet, and side porch w/ nature stone flooring. The addition has its own separate gas furnace w/ a/c. Great property with loads of potential, ready to move in or ready for a few cosmetic updates. Out back you have a nice 11'x20' storage building, 22'x28' two-story old barn with loads of character, detached 22'x26' block two-car garage and cement/gravel driveway. Home is on public water and sewer. Home shingles are approx. 3 years old and barn shingles are 8 years old. Real Estate ½ year taxes are \$972.64.

Home will be open auction day starting at 10:30 AM or call for a private showing.

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: Beatrice K. Schiavone



Auctioneer/Realtor®

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