



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**MONDAY – NOVEMBER 20, 2023 – 12:00 PM**

## Good Three-Bedroom Home W/ Garage On Corner Lot PLAIN TWP. - PLAIN LOCAL SCHOOLS

Live Auction With Online Bidding Available

Absolute auction, sells to the highest bidder on location:

### 2301 41ST ST. NW, CANTON, OH 44709

Directions: Take 38th St. west of Cleveland Ave. to Harrison Ave. and right to 41st St. And then left to property. Watch for KIKO Signs.

**Real Estate:** Good three-bedroom home built in 1967 w/ 1,360 SF. Features large eat-in kitchen w/ gas range, dining room w/ hardwood floors, half bath w/ tile floors, and front living room w/ hardwood floors. Upstairs has 3 good size bedrooms w/ closets and full bath w/ tile floor. Full basement w/ gas forced air heat furnace, central air, & city utilities. Attached one-car garage plus storage garage, all situated on 30' x 100' corner lot. Taxes \$641.25 per half year. Immediate possession at closing! Would make a good family home or investment property!



Visit [www.kikoauctions.com](http://www.kikoauctions.com) for additional pictures.

**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.



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