



# AUCTION

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*LEADING THE INDUSTRY SINCE 1945*

**THURSDAY - JULY 13, 2023 - 12:30 PM**

**Ohio Canal Front Home - Home Ready For Updates  
Stark Co. - Northwest Schools  
Historic Canal Fulton City  
Home Ready For Updates**

**WALKING DISTANCE TO DOWNTOWN CANAL FULTON,  
MINS TO CLAYS PARK FULTON CITY**

Live Auction W/ Online Bidding Available

Real estate sells to settle estate on location:

**615 S. Canal St., Canal Fulton, OH 44614**

Directions: From Cherry St. and Canal St. head south on Canal to auction. Watch for KIKO signs.



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

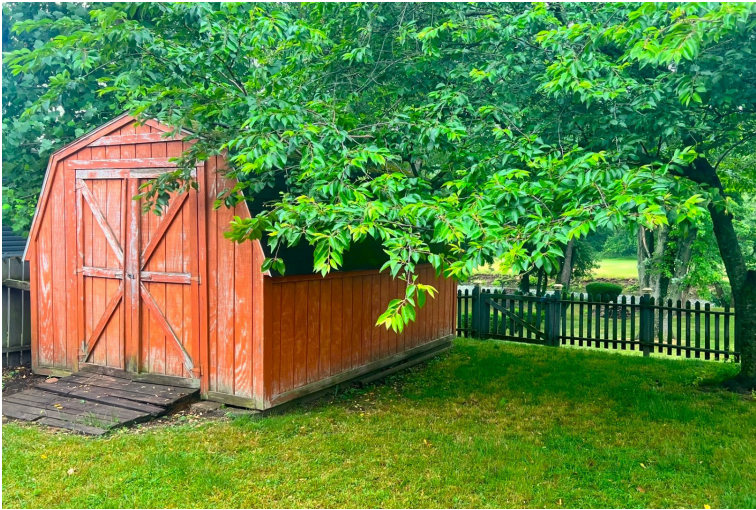
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**Property features:** Ohio Canal Front two-story home with front porch in historic Canal Fulton – Walking distance to Downtown Canal Fulton, Tow Path, and more – First level has open kitchen, living room, dining room, full bath, and two bedrooms – Second level has two bedrooms (one with additional unfinished area) – Full basement with breaker electric, recent forced air furnace, and air condition - Portion of backyard is fenced with a Buckeye style barn. Balance of backyard has a peaceful setting with stately trees that back up to the Ohio Canal with a large firepit – Stark County parcel numbers 9500816, 9500813, and 9500815. Property is ready for updates.

**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:** Lori E. Mallory, Administrator for the Walter Harrison Gesaman Estate, Stark Co. Probate #242437.



Auctioneer/Realtor®  
**BROOKS E. AMES**  
330-703-2732  
brooks@kikocompany.com

**800-533-5456 | kikoauctions.com**

