

# ABSOLUTE AUCTION

WEDNESDAY, JUNE 12, 2024, 12:00 PM  
OPEN HOUSE: TUES., JUNE 11, 12:00-1:00 PM



REAL ESTATE



## CLEAN BRICK BUNGALOW HOME ON .32 ACRES

4426 2ND ST NW  
CANTON, OH 44708

### LIVE AUCTION WITH ONLINE BIDDING AVAILABLE ON REAL ESTATE ONLY

#### AUCTION HIGHLIGHTS

- Three Bedrooms
- 1,535 Sq. Ft.
- Large Backyard
- Stark County
- Perry Twp.
- Perry Local Schools

#### ALSO SELLING:

- 2011 Chevy Impala W/ 50K Miles
- Lawn Equip.
- Furniture
- Household

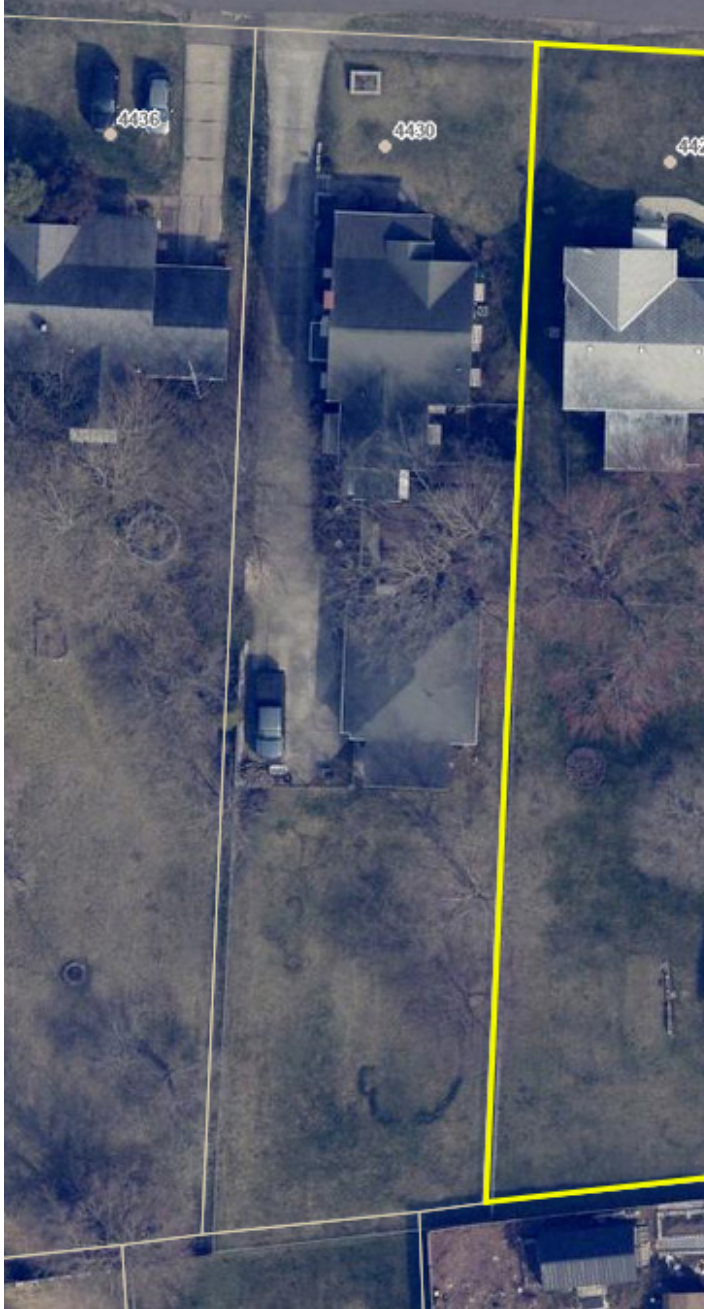
[www.kikoauctions.com](http://www.kikoauctions.com) | 800.533.5456

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



Scan for auction details, including directions.

Absolute Auction.  
All sells to the highest bidders on location.



**Real Estate Features.**

Parcel #4307419. Real estate sells at 12:00 pm, onsite or online bidding available. Super clean and well-maintained brick bungalow. Long term ownership, owner is downsizing. Main level having living room with brick fireplace, two bedrooms (hardwood floors), full updated step in shower bath, rear enclosed three seasons room, and attached one-car garage. Second level has third bedroom with sitting area, walk in closet, in wall storage, and hardwood floors. Full divided basement with family room, shower, laundry area, workshop area, photo darkroom, breaker electric and gas FA furnace with central air. Exterior you have a nice cement driveway, loads of beautiful landscaping and flowers, fenced area, storage shed and lots of room to play. You will love this property, ideal owner-occupied home.

**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.

**Chevy Impala/Tools/Furniture.**

Car and contents sell immediately following the real estate, live in person auction only. Clean 2011 Chevy Impala with 50,269 miles, 4 door, PW, PL, PS, Charcoal Grey, 3.5L, V6, vin# 2G1WA5EK5B1233273; Yard Machines riding lawn mower, 12.5hp, 38" cut; Toro 22" push mower; Yard Machines 21" single stage snow blower; Craftsman 5hp front tine rototiller; Step ladder; Yard tools; Gardening supplies; SK wrenches;

Hardware; Croquet set; Gold clubs; Cira Lab darkroom timer; Precor 8 track player; Snap-On memorabilia; Xmas décor; Seth Thomas mantle clock; Two small safes; Dyson DC33 sweeper; 8 drawer oak dresser; Astropulse solid state AM/FM radio; Milk glass banquet lamps; Misc. costume jewelry; 3pc bedroom set; Sofa; Yarn; La-Z-Boy recliner; Pyrex; Glassware, Painted banquet lamp; Worx elec. trimmer; Misc. household items.

**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 Rose M. Neptune Family Irrevocable Trust & Rose M. Neptune



**JEFF R. KIKO**  
**AUCTIONEER/REALTOR®**  
 330.206.1079  
 jeffkiko@kikocompany.com



**REALTORS  
 AUCTIONEERS  
 ADVISORS**

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

