

ABSOLUTE AUCTION

THURSDAY, NOVEMBER 7, 2024, 12:30 PM



REAL ESTATE



Auction #1



Auction #2

LIVE AUCTION WITH ONLINE BIDDING

AUCTION HIGHLIGHTS

- Auction #1: Fixer-Upper Ranch Home On 85 X 192 Lot
- Auction #2: Two-Family Home On 39 X 157 Lot
- Public Utilities
- Convenient Location
- Village Of East Canton
- Osnaburg Twp.
- Stark County

REAL ESTATE

Auction #1: 306 Ranowsky Ct. – Fixer-upper ranch home having three bedrooms, kitchen, living room, full bath on main level, half basement, utility room off kitchen, gas FA furnace, \$468.89 1/2 taxes. Built in 1958. Having 1,378 sq. ft., large backyard. Convenient location! Home open auction day at 11:30 AM. Property will be sold from Auction #2 location at 126 Liberty St.

Auction #2: 126A & 126B Liberty St., East Canton, OH – Two-family investment home. Side by side, 126B having kitchen, living room, and full bath on main level, two bedrooms upstairs, divided basement with separate breaker electric, gas FA furnace, currently rented for \$400 per month. 126A offers kitchen, dining room, living room, two bedrooms, and full bath upstairs. Full divided basement with separate breaker electric and gas FA furnace. 1/2-year taxes \$351.08. Property open auction day at 11:30 AM.

ATTENTION INVESTORS

Two Investment Opportunities

AUCTION #2 LOCATION: 126 LIBERTY ST., EAST CANTON, OH 44730

www.kikoauctions.com | 800.533.5456

Information is believed to be accurate but not guaranteed.
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Scan for auction details, including directions.

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

NOTE

Investment opportunity! Convenient location. Buy one or both! Properties will be sold from Auction #2 126 Liberty St.

TERMS ON REAL ESTATE

20% 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. Property to be sold as Separate Parcels and not to be offered as an Entirety.



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