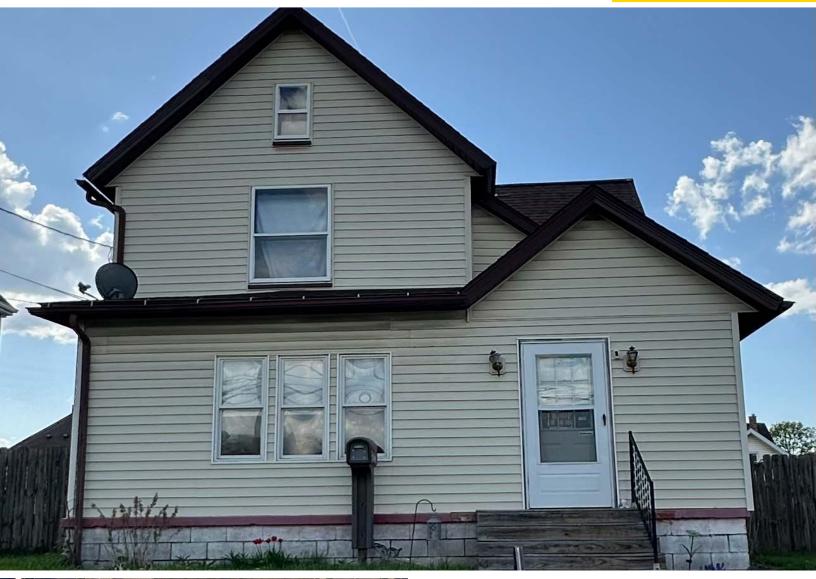
LIVE ABSOLUTE **AUCTION**

MONDAY, JUNE 2, 2025, 12:30 PM OPEN HOUSE AUCTION DAY 11:30 AM







CLEAN HOME, **LONGTIME OWNERSHIP**

SW Canton, Stark County, Ohio

> 633 PARK AVE. SW. CANTON, OH 44706

REAL ESTATE

Clean home w/ vinyl siding. 1,466 sq. ft. includes enclosed porch entry having good natural lighting, living room, new flooring, kitchen w/ breakfast counter, laundry, formal dining area used as main floor bedroom, shower bath. Second floor having three bedrooms & full bath. Walk up attic/storage, full divided basement, gas F/A furnace. Rear lot fenced with concrete to alley access, utility barn. 51' x 130' lot. Longtime 40+ year ownership. Online bidding available. Mark your calendar for Monday, June 2nd! Open one hour prior to bidding.

TERMS ON REAL ESTATE

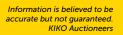
15% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed.

AUCTION BY ORDER OF Carol Brownfield



ANNA C. VANDYKE **AUCTIONEER/REALTOR®** 330.309.8044 anna@kikocompany.com















Scan for auction details, including directions.

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