

LIVE AUCTION

THURSDAY, AUGUST 7, 2025, 5:00 PM
REAL ESTATE SELLS AT 5:30 PM



REAL ESTATE



LIVE AUCTION WITH ONLINE BIDDING
ON REAL ESTATE

FIXER-UPPER RANCH HOME ON 5.9 ACRES

2009 & 2005 Ford Escapes,
Zero Turn Mower, Glassware,
Collectibles, Furniture, Tools

3005 MOORE AVE. SE,
CANTON, OH 44707



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



MLS



Scan for auction
details, including
directions.

All sells to settle
the estate on
location.

Real Estate. Fixer-upper vinyl sided ranch home built in 1959. Home sits on nearly 6 mostly wooded acres and offers plenty of space and possibilities. The 1,154 square foot home includes a kitchen, living room with fireplace, dining room, three bedrooms, and bathroom. The full basement provides extra storage, laundry, glass block windows, fuel oil boiler heat, central air conditioning, and 100-amp breaker electrical service. A two-car attached garage provides convenient parking, and there is also a large 24 x 30 detached garage with loft space for additional storage or workshop needs. Well & septic. Property is comprised of 3 parcels #1309246, #1302685 & #1309248. Half year taxes are \$1,158.59. This property needs some TLC but perfect for someone looking to put their own touch on a home with room to grow and enjoy country living!

Offered as follows:

Parcel #1: 2.45 acres w/ 3-bedroom ranch home & 24 x 30 detached garage. 598' frontage on Moore Ave. Parcels #1309246 & #1302685.

Parcel #2: 3.45 acres of mostly wooded vacant land. Corner property w/ 316' road frontage on Moore Ave. & 477' frontage on Village St. Beautiful wooded setting. Parcel #1309248.

Entirety: 5.9 acres corner property w/ 914' frontage on Moore Ave. & 477' frontage on Village St. 3-bedroom ranch home, 24 x 30 detached garage. 3 parcels #1309246, #1302685 & #1309248.

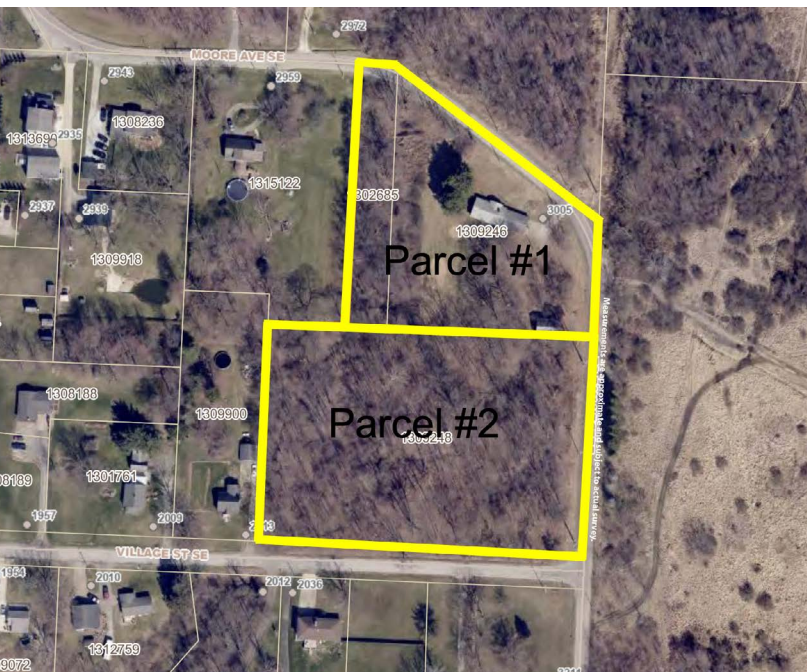
Note: Parcels will be offered bidder's choice and as an entirety through the multi-par system and will be sold whichever way brings the most. Buy one or both!

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. Property to be offered as a Multi Par auction and sold whichever way it brings the most.

Vehicles/Mower/Glassware/Collectibles/Furniture/Tools/Décor. 2009 Ford Escape VIN #1FMCU93G19KD01680 w/ approx. 84,000 miles; 2005 Ford Escape VIN #1FMYU93165KB20506 w/ approx. 135,000 miles; Cub Cadet RZT 50" zero turn mower w/ 150 hours; stack toolboxes; hand tools; Cub Cadet LT1018; table saw; Reddy heater; air compressor; meat saw; saxophones; video slot machine; cast iron skillets; bedroom suite; figurines; collectibles; glassware; globe, binoculars, furniture & decor.

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: Angela M Moriarty, Executor of the John Abel Estate, Stark County Probate case #252300.



ASHLEY RITCHEY
AUCTIONEER/REALTOR®
330.495.3474
ashley@kikocompany.com



ERIC BEVINGTON
AUCTIONEER/REALTOR®
330.417.5471
eric@kikocompany.com



REALTORS
AUCTIONEERS
ADVISORS

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