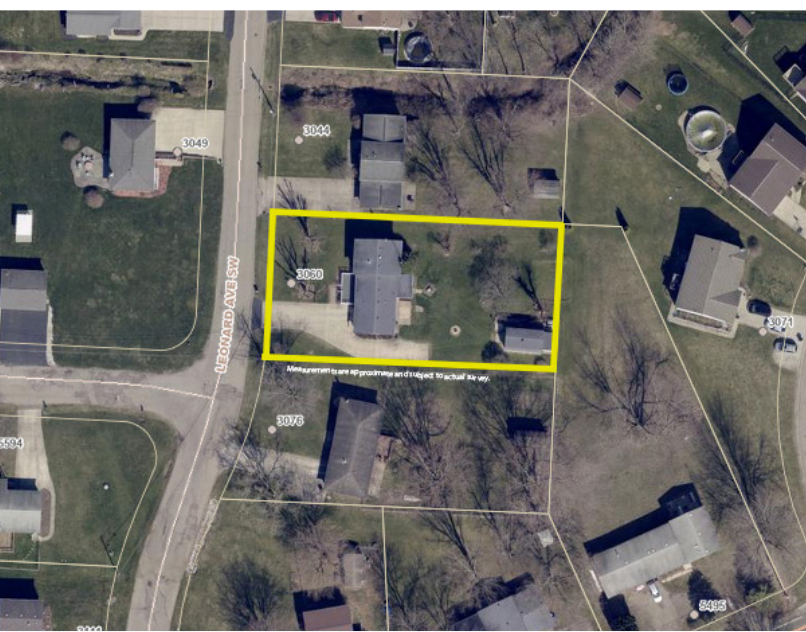


ABSOLUTE AUCTION

WEDNESDAY, SEPTEMBER 10, 2025, 12:00 PM

Live Auction W/ Online Bidding Available On Real Estate



HOME ON .45 ACRES THREE BEDROOM 2-CAR GARAGE 16' X 24' SHOP BUILDING

Stark County, Perry Twp., Perry LSD

Also Selling: John Deere X590 Lawn
Mower W/ 65 Hrs., Lawn Equip.,
Tools, Furniture, Collectibles

3060 LEONARD AVE. SW,
CANTON, OH 44706

Real Estate Features. Stark County parcel #4305758. Nice split-level home situated on .45 acres. Main level front and rear poly wood decks, two-car attached garage, oak kitchen w/ granite counters, dining area and living room. Upper level has full bath and three bedrooms. Lower level has family room with wood burner and storage/utility/laundry room. Home has breaker electric, gas FA furnace and central air. The house was built in 1969. Half year real estate taxes are \$1,168.61. Public sewer and water well. Public water is plumbed to the home. Out back you have a large backyard with a 16'x24' workshop with electric. Great opportunity in a great area, home does need some updating/sprucing up to your taste. Home will be open auction day starting at 9:00 AM.

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.

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Information is believed to be
accurate but not guaranteed.
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on location.



Contents Selling Live.

Tractor/Tools. Like new John Deere X590 hydro lawn tractor, 65 hrs., 48" deck, 25 hp, w/ front mount 47 Snowblower; Toro TimeCutter Z4220 zero turn mower; Stihl ESA57 cordless weed trimmer; Honda EU2000 generator; Wacker G37 generator; Craftsman 6 hp air compressor; power tools; hand tools; Craftsman stack toolboxes; battery chargers; lawn wagon; Coleman stoves; shop vac; Freedom scooter; Craftsman 8" router; yard tools; wheelbarrow; power cords; dolly; crosscut saw; Schwinn bikes; Coyote Tornado 26 bike; ladders; picnic table; loads of hardware.

Furniture/Collectibles. Oak 2 pc. hutch; oak flat wall cupboard; glassware; Franklin Mint Stein collection; Nascar collectible cars; doll collection; Longabergers; bedroom furniture; depression vanity; trunk; oil lamps; ant. oak desk; cast skillet; dishes; 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: Paul M. Reagan, Jr



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REALTORS
AUCTIONEERS
ADVISORS

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