

# ABSOLUTE AUCTION

STARTS: FRIDAY, SEPTEMBER 19, 2025, 1:00 PM  
ENDS: TUESDAY, SEPTEMBER 23, 2025, 1:00 & 1:15 PM



LAND



## ONLINE ONLY AUCTION

**Auction #1.** Connecticut Ave. SE, Massillon, OH 44646. Real estate features .822 acres of vacant land. Driveway apron already established. Existing storm sewer. Public utilities available. Level topography. Partially wooded. This oversized double lot would make a nice building parcel with room to breathe. Massillon CSD. Stark County PPN: 617953 & 605504. Ends at 1:00 pm.

**Auction #2.** Pearl Ave. SE, Massillon, OH 44646. Real estate features .154 acres of vacant land. Elevated corner lot with frontage on Pearl Ave. and 13th St. Public utilities available. Level topography. Partially wooded. Massillon CSD. Stark County PPN: 612533. Ends at 1:15 pm.

**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.

(2) VACANT LAND  
LOTS, RESIDENTIAL,  
PUBLIC UTILITIES  
AVAILABLE

Massillon City  
Stark Co. OH

CONNECTICUT AVE. SE,  
MASSILLON, OH 44646; PEARL  
AVE. SE, MASSILLON, OH  
44646



**COLTON KIKO**  
**AUCTIONEER/REALTOR®**  
330.614.2478  
coltonkiko@kikocompany.com



Scan for auction  
details, including  
directions.

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

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

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

