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# AUCTION

*LEADING THE INDUSTRY SINCE 1945*

**WEDNESDAY – SEPTEMBER 15, 2021 – 11:00 AM**  
**REAL ESTATE SELLS FIRST**

## **Brownfield Trust Auction - Adorable Bungalow Home On Corner Lot - Very Well Maintained – Plain LSD**

ALSO: COLLECTIBLES – HOUSEHOLD GOODS

On-Site And Online Bidding Available On Real Estate

Absolute auction, all sells to the highest bidders. LOCATION:

**1226 38th St. NW, Canton, OH 44709**

Directions: Take Cleveland Ave. north of US Rt. 62 to 38th St. and go east to auction. Watch for KIKO signs.



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

**800-533-5456 | kikoauctions.com**





**REAL ESTATE:** Very clean bungalow home situated on a 40'x120' lot. Main floor has applianced country kitchen, living room w/ gas fireplace, 2 bedrooms and a full bath. Hardwood floors & vinyl windows. One large bedroom upstairs. Basement has gas furnace, C/A. One-car attached garage and concrete driveway. Plain LSD.

**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.

**ALSO SELLING:** Collectibles & Household Goods

**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:** Thomas Brownfield, Trustee of the Brimfield Family Irrevocable Trust



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