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AUCTION

LEADING THE INDUSTRY SINCE 1945

TUESDAY – NOVEMBER 16, 2021 – 1:00 PM

**Knight Estate Auction
Adjoining Properties - 2 Investment Homes
Buy One Or Both!**

NE CANTON – STARK CO., OHIO

On-Site And Online Bidding Available

ALL SELLS TO SETTLE THE ESTATE AT ONE AUCTION LOCATION:

2222 17th St. NE, Canton, OH 44705

Directions: Take Harrisburg Rd. south of US Rt. 62 to 17th St., then east to address. Watch for KIKO signs.



**Auction #1: 2222 17th St. NE,
Canton, OH 44705**



**Auction #2: 1657 Edwards Ave. NE,
Canton, OH 44705**

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

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AUCTION #1: 2222 17th St. NE, Canton, OH 44705: Stark Co. parcel #233917 features a brick bungalow home built in 1956. Three bedrooms, full bath, living room and oak kitchen. Full basement w/ rec room and updated gas furnace w/ C/A. Detached brick garage, fenced yard. Easy keeper home, 1,170 SF.

AUCTION #2: 1657 Edwards Ave. NE, Canton, OH 44705: Stark Co. parcel #224198 features a two-story home on corner lot (Edwards x 17th St.). Two bedrooms & full bath upstairs. Living room, dining room & kitchen on main level. Full basement w/ gas furnace. Covered front porch.

NOTE: Homes will be offered bidders choice, buy one or buy both! Open auction day at 12:00 PM for viewing. Come prepared to buy!

TERMS ON REAL ESTATE: \$4,000 down (each property) 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, Bidder's Choice, and not to be offered as an Entirety.

AUCTION BY ORDER OF: Tracy Crosby, executrix of the Nancy L. Knight Estate, Stark Co. Probate #238002



Auctioneer/Realtor®
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