

AUCTION

LEADING THE INDUSTRY SINCE 1945

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TUESDAY - MAY 24, 2022 - 1:00 PM

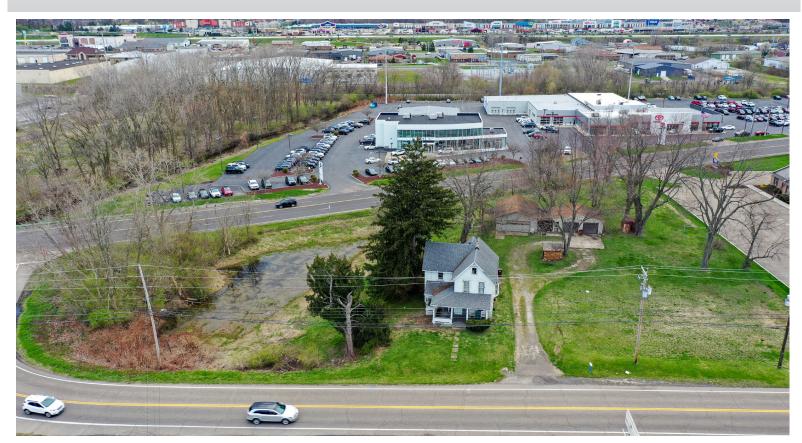
Light Industrial Land - Selling In 2 Parcels JACKSON TWP. - HIGH-TRAFFIC EXPOSURE - PUBLIC UTILITIES

On-Site & Online Bidding Available

Absolute auction, all sells to the highest bidder. Location:

6415 WISE AVE. NW, NORTH CANTON, OH 44720

Directions: From I-77 N or S take exit #111/Portage St., head east toward North Canton, OH, turn right onto Whipple Ave. heading south, then turn left onto Wise Ave., auction is on the left. Watch for KIKO signs.













AUCTION #1: Parcel #1615052 and #1619793 containing 2.04 acres with public utilities available. Improvements include a 1,720 SF farmhouse with 3 bedrooms, full bath, gas FA furnace, and updated breaker electric. 24' x 28' and 24' x 32' garages with cement floors. Real estate taxes are \$1,239 per half year. House is currently serviced by well water and septic system. Property has 409' frontage on Whipple and 453' frontage on Wise.

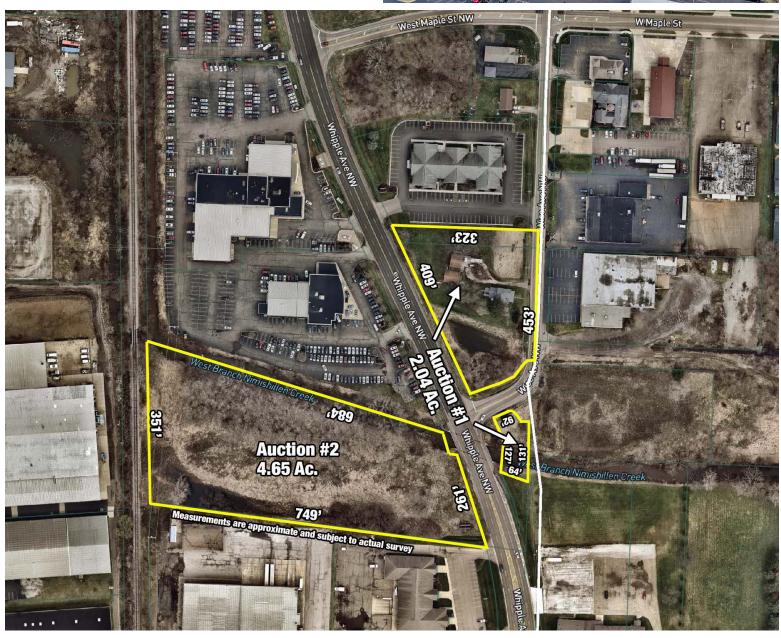
AUCTION #2: Parcel #1618061 containing 4.65 acres vacant land with public utilities available. Real estate taxes are \$1,251 per half year. Property has 261 frontage on Whipple.

NOTE: Property is zoned I-1, Light Industrial. Check zoning for your particular needs. Open auction day starting at 11:30 AM. Nice, easy access to I-77, the Strip, and Belden Village.

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 sold as Separate Parcels and not to be offered as an Entirety.









Auctioneer/Realtor®

JACK W. KIKO

330-206-0174

jackkiko@kikocompany.com



Auctioneer/Realtor®
RICHARD T. KIKO JR.
330-455-9357 ext. 105
dkiko@kikocompany.com



