



Realtors • Auctioneers • Advisors

AUCTION

LEADING THE INDUSTRY SINCE 1945

FRIDAY - SEPTEMBER 23, 2022 - 12:30 PM

4+ Acres With Investment Home

GREAT LOCATION CLOSE TO I-77

Perry Twp. - Stark Co. - Perry LSD

On-Site Auction With Online Bidding Available

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

3969 SHEPLER CHURCH AVE. SW, CANTON, OH 44706

Directions: From Canton, OH take I-77 S to exit 101 for OH-627/Faircrest St. and turn right, then go 1.2 miles, then turn left onto Shepler Church Ave. SW to auction. Watch for KIKO signs.



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

800-533-5456 | kikoauctions.com



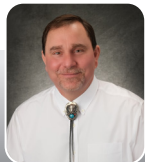
REAL ESTATE: 4.27 acres with investment home in Perry School District! With over 2,000 SF, the main floor of the home features a dine-in kitchen, living room, 3 bedrooms, and 1 full bathroom. The second story is a 2-bedroom, 1-bathroom apartment with a separate entrance. Full unfinished basement with attached garage. Natural gas heat, well, and septic. Home needs updates and repairs. New roof this year. Bring your handyman and check it out! The 4+ acres has tons of potential and would be a great spot for a new build with public utilities close by! Half year taxes are \$1,096. Stark Co. Parcel #4316268. Home will be open 2 hours prior to bidding auction day.



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 an Entirety and not to be offered in separate parcels.



AUCTION BY ORDER OF:
Scott and Jasmine Chambers



Auctioneer/Realtor®
PETER R. KIKO SR.
330-705-5996
peter@kikocompany.com



Auctioneer/Realtor®
KRISTEN KIKO
330-234-7110
kristen@kikocompany.com



Apprentice Auctioneer/Realtor®
JACOB WHITACRE
330-417-9123
jwhitacre@kikocompany.com

800-533-5456 | kikoauctions.com

