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# AUCTION

*LEADING THE INDUSTRY SINCE 1945*

**FRIDAY - NOVEMBER 18, 2022 – 12:00 PM**  
**REAL ESTATE SELLS FIRST**

## **Brick Duplex In Plain Twp. – Investment Opportunity**

**NICE CORNER LOT – RANCH STYLE - IDEAL OWNER-OCCUPIED PROPERTY**

4 Bedrooms – 3 Baths - Partially Finished Basement On 1 Side

Stark County - Plain Twp. – Plain LSD

Also Selling: Antiques – Collectibles – Furniture - Household

On-Site & Online Bidding Available On The Real Estate

Absolute auction, all sells to the highest bidders on location:

**4305 AVONDALE LN. NW, CANTON, OH 44708**

Directions: From Hills and Dales take Whipple south, then left on Avondale, property will be on the left side. Watch for KIKO signs.



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

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





**REAL ESTATE:** Nice, maintained brick ranch duplex. Main level of each side features 2 bedrooms, 1 full bath, eat-in kitchen, and a good-sized living room. Each has in-unit access to their own 1-car garage. Right side has a partially finished basement with kitchenette and additional full bath. Kitchen appliances transfer with real estate. Washer and dryer are owned by the tenants. Right side is vacant, left side is occupied by long-term tenant of 18+ years. Recent updates include new water heaters in 2015 and 2017, new garage doors in 2018, new concrete driveway in 2017, exterior paint and power washing in 2018, furnace in 2013, among other necessary repairs as needed. Right side could use some light sprucing up. Gas FA heat, central air, public utilities. Taxes are \$1,687.64 per half year. See additional documents for expense reports and copy of lease.

**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:** Superior Dairy Lighted Clock – Beer Signs – Early Christmas Décor – Ornate Ashtray Stands – Milk Crates – Carnival Glass – Oriental Rugs – Early Toys – Framed Paintings and Prints – Early Kitchen Gadgets and Items – Dining Room Set – Vintage Telephone Chair – Upright Freezer – and Much More! Too much to mention. 40+ years of collecting, many items still boxed up, anything may turn up!

**AUCTIONEER'S NOTE:** Great opportunity!  
1-owner duplex, first time available on the market!  
Don't miss out. Call auctioneer with any questions.

**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:**  
Virginia T. Thomas Revocable Trust



Auctioneer/Realtor®

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