

ABSOLUTE AUCTION

TUESDAY, FEBRUARY 10, 2026, 12:00 PM



LIVE AUCTION WITH ONLINE BIDDING AVAILABLE

Investment opportunity knocking!! Fixer-upper vinyl sided two-story home built in 1895 w/ 2,038 sq. ft. Main level features kitchen, spacious living room, 2 bedrooms & full bath/laundry. Upstairs has master bedroom w/ full bath & walk in closet. Partial basement w/ breaker electric. Electric baseboard heating. Spacious lot includes parcels #223034, #235125, #202361, #207897 & #221013. Half year taxes are \$602.47. Convenient location close to highway, parks & downtown Canton!

Terms On Real Estate: 15% 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.

Auction By Order Of: David Williams Jr.

INVESTMENT HOME, 4 BEDROOMS, 2 BATHS

City Of Canton
Canton CSD

734 PATTERSON AVE. SW,
CANTON, OH 44707



ASHLEY RITCHEY
AUCTIONEER/REALTOR®
330.495.3474
ashley@kikocompany.com



ERIC BEVINGTON
AUCTIONEER/REALTOR®
330.417.5471
eric@kikocompany.com

www.kikoauctions.com | 800.533.5456

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



Scan for auction
details, including
directions.

*Absolute Auction.
All sells to the
highest bidder on
location.*