

ABSOLUTE AUCTION

THURSDAY, AUGUST 13, 2026, 12:30 PM



REAL ESTATE



LIVE ONSITE WITH ONLINE BIDDING

Clean brick-front ranch with low-maintenance vinyl siding on the sides and rear. Oak kitchen with appliances, dinette. Living room with picture window. Three-bedroom home featuring a primary bedroom with a private half bath and a full bathroom with a recently added walk-in shower (2024). Hardwood flooring throughout most of the main level. Walk out lower level featuring an attached two-car garage, concrete drive. Recreation room. Laundry/utility room. Updates include, modern gas FA furnace/AC & triple pane windows replaced (2014). Hot water tank replaced spring (2026). Shingles 10/25. 65' x 106' lot. Mature trees for rear shade, trimmed 4/26. \$1,015.05 per half tax year 2026. Built in 1964 having 1,204 living area on main level. Conveniently located just southeast of North Canton Square, with easy access to shopping, schools & the YMCA. Home open one hour prior to bidding, or by appointment. Come prepared to bid!

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.

Auction By Order Of: Patricia A. Schwerzler, Trustee Of The Patricia A Schwerzler Trust

CLEAN RANCH STYLE HOME W/ GARAGE

North Canton City
Schools

1123 OVERRIDGE AVE. SE,
NORTH CANTON, OH 44720



ANNA C. VANDYKE
AUCTIONEER/REALTOR®
330.309.8044
anna@kikocompany.com

www.kikoauctions.com | 800.533.5456

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highest bidder.*