

# ABSOLUTE AUCTION

FRIDAY, MAY 10, 2024 – 12:00 PM  
REAL ESTATE – 12:30 PM



REAL ESTATE



## SPACIOUS RANCH HOME ON 3 ACRES

One Owner Property

4545 FULTON DR. NW  
CANTON, OH 44718

### LIVE AUCTION WITH ONLINE BIDDING ON REAL ESTATE

#### AUCTION HIGHLIGHTS

- 6 Car Garages
- Great Location
- Development Potential
- Use As Residential
- Also Zoned B-3 (Commercial Business)

#### Also Selling Description:

- '10 Ford Fusion
- Antiques
- Tools
- Household



Scan for auction details, including directions.

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## REAL ESTATE

Features 3-acre wooded lot with 235' frontage along Fulton Dr. One owner property built in 1964. All brick 3-bedroom ranch, large full bath home. Update to your liking. Open kitchen with dining, large front living room, and large family room with fireplace. Enclosed rear patio room. Full basement with rec room, laundry, storage, and 2-car attached garage. Stark County parcel #1613248. Property also has a nice detached 4-car garage, block and brick construction, new roof (Approx. 5 years ago). Nice, wooded lot. Home has county sewer and drilled water well, and updated windows. Home is 1,827 square feet. Taxes are \$2,097 per half year.

## NOTE

Home has always been used as residential, zoned B-3 commercial. Development potential here as well. Better take a look, investment opportunity!

## 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.

## AUTO (SELLING AFTER REAL ESTATE)

2010 Ford Fusion, vin # 3FAHP0HA2AR180777, 84,289 miles, SE model.

## MOWER/TOOLS

John Deere X540 riding mower with 54" deck, 594 hours; John Deere garden wagon; Pipe benders; Aluminum & fiberglass ext. ladders; Wash basins; Air compressor; Electrical hardware; Foot lockers; Carpenter box; Sleds; Hand tools; Organizers; Step ladders; Yard tools; Loads of hardware.

## ANTIQUES/HOUSEHOLD

Milk glass; Pitchers; Cake stands; Fenton glass; Moon & Star; Glass basket collection; Plates; Compotes; Cambridge glass; Creamers; Cranberry pitcher; Cast banks; Sad irons; Baseball gloves; Jars; Shoe lathe; Dishes; Stamp dispenser; Copper pieces; Avon in box; Longhorn displays; Horse collar mirror; Console and portable record players; Sewing machine; Lamps; Capodimonte pieces; Bedroom furniture; Glass top tables; Living room furniture; Curio cabinets; Reclining sofa; Rocker; End tables; Books; Decanters; Luggage pcs.; Oak corner cabinet; Lionel 2025 train set; Records; Writing lap desk.

Anything may turn up, join us! Lunch stand available.

## 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. Property to be sold as an Entirety and not to be offered in separate parcels.

## AUCTION BY ORDER OF

Gregory Kohr & Lana Kohr, Co-Trustees of the Floyd M. Kohr Jr. trust.



**GEORGE KIKO**  
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REALTORS  
AUCTIONEERS  
ADVISORS

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