



# AUCTION

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*LEADING THE INDUSTRY SINCE 1945*

**Friday - September 22, 2023 - 1:00 PM**

**Quality One-Owner Home  
2002 Schalmo Build - Large Lot  
Borders Ohio & Erie Canal  
CANAL FULTON - NORTHWEST LSD**

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

**439 WALNUT ST. NW, CANAL FULTON, OH 44614**

Directions: Take Walnut Street north of Cherry Street.

**Open House: Tuesday - September 19, 2023 - 4:30-6:00 PM**  
**Open Auction Day At 11:30 AM**



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

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



**Opportunity Presents:** Quality Schalmo built home situated in the city of Canal Fulton on .59 peaceful acres. Home was built in 2002 with 3 bedrooms, 2.5 baths, and 1,661 SF. Main level consists of a custom oak kitchen, owner's suite with ADA compliant full bath having shower, garden tub, and walk-in closet, large open concept living & dining area, laundry room, powder room, and 9' ceilings throughout. Vaulted foyer to second story which includes 2 additional bedrooms and a full bath. 13 course walkout basement. Covered front porch and enclosed back porch overlooking the Ohio & Erie Canal. Detached 20'x 20' garage w/ electric, water, concrete, and loft area. Picturesque setting. Great location. Close access to the Towpath Trail. 200-amp breaker electric. Gas FA furnace. Central air. Public water & sewer. Taxes are \$1,261 per half year. Stark Co. parcel #9503440.

**Auctioneers Note:** Don't miss this opportunity! Financing available. Call Colton Kiko at 330-614-2478 with any questions.

**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:** Kathleen E. Hinton, Trustee of the Gregory I. Mayberry Revocable Trust



Auctioneer/Realtor®

**COLTON KIKO**

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