

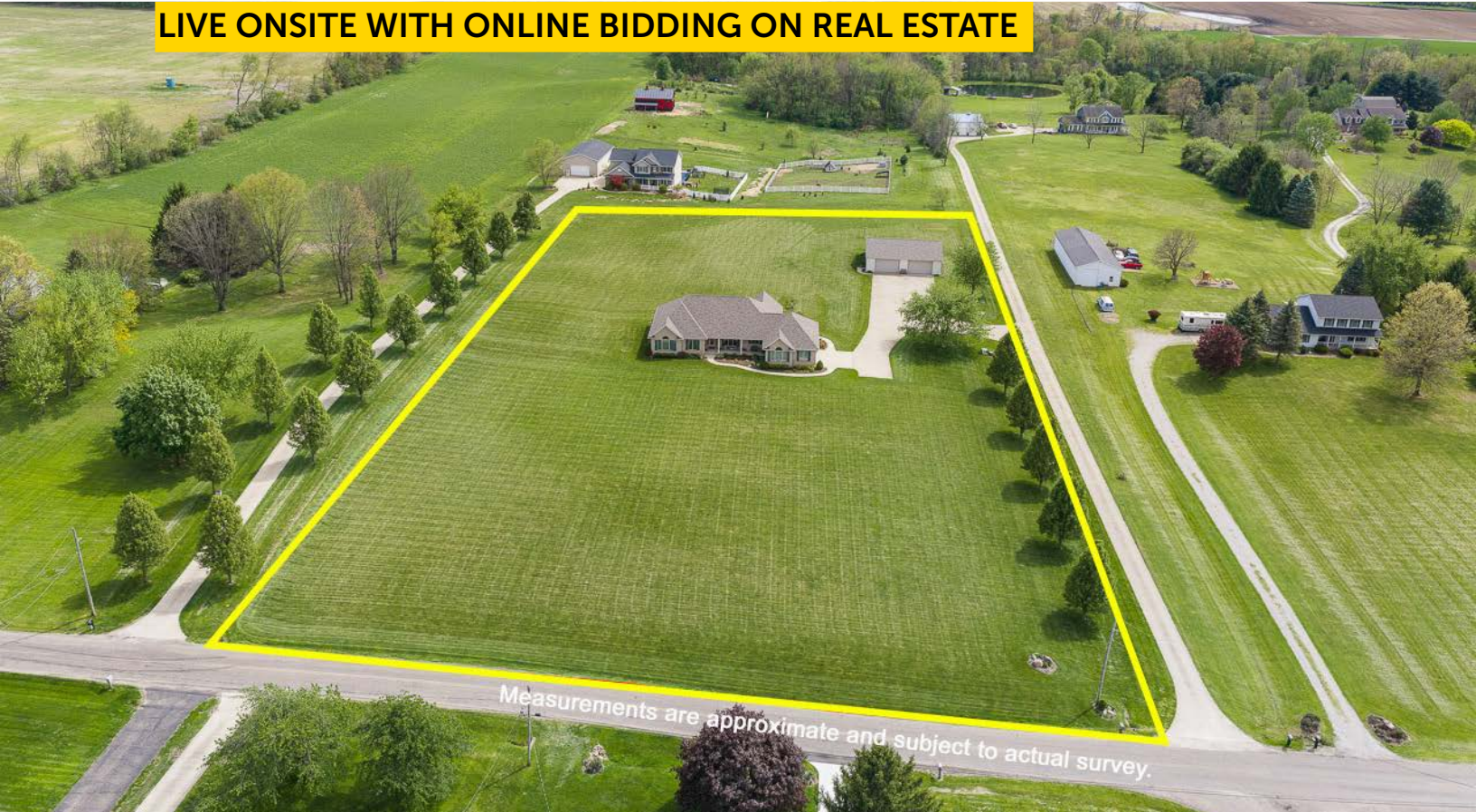
ABSOLUTE AUCTION

FRIDAY, JUNE 5, 2026, 11:30 AM
REAL ESTATE SELLS AT 12:00 PM



REAL ESTATE

LIVE ONSITE WITH ONLINE BIDDING ON REAL ESTATE



Open House:
Monday, June 1, 2026
4:30-6:00 PM

Real Estate:

Discover this custom-built, one-owner ranch on a serene 4-acre lot. Built in 2005 and meticulously maintained, this home boasts 3,170 sq. ft. of thoughtfully designed living space. Step inside to the heart of the home: a stunning custom oak kitchen with island, abundant cabinets, and a cozy breakfast nook that flows into a bright four-seasons room overlooking the backyard. The spacious living room features a gas fireplace and French doors that lead to the concrete patio, ideal for entertaining. Enjoy formal gatherings in the elegant dining area or casual family meals in the kitchen nook. An oversized laundry/mudroom is just off the attached two-car garage, complete with ample storage and a convenient half bath. The main-floor primary suite offers a private retreat with jetted tub, dual vanities, walk-in shower, and a generous walk-in closet. Two additional bedrooms, a full bath, and a private office complete the main level, ensuring space for everyone. The full basement, with an additional full bath, provides ample storage or could be finished out for extra living space. Recent upgrades include new roof shingles installed in 2026. Outside, enjoy the 40x48 shop with three overhead doors, ideal for storage, hobbies, or car enthusiasts. This home has been exceptionally cared for, and its expansive grounds offer endless possibilities. Stark Co. parcel #2617860. Half-year taxes: \$4,840. Bank financing available for qualified bidders. Contact auctioneer for details on how to use your current home to purchase this property.

SPRAWLING RANCH HOME ON 4 ACRES

Mowers, Tools,
Furniture, Misc.

11210 TRITTS ST. NW,
CANAL FULTON, OH 44614

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 bidders.

Mowers, Tools, Misc.: Toro Time Cutter SWX 5050, approx. 600 hours; Ferris IS 3200Z, approx. 248 hours; metal shelves; multiple paint sprayers; pressure washers; hand tools; edgers; Blue Hawk lawn sweeper; Fimco 40-gal. sprayer; 10 cu. ft. cart; ladders; torpedo heater; toolboxes; yard tools.

Furniture: Washer and dryer; Frigidaire freezer; Wicker love seat and chair, (4) oak end tables; custom built oak buffet and dining table with (8) chairs; oak office set with desk, book shelves, and lateral file; oak (5) piece bedroom suite, (5) piece oak bedroom set with bunk beds, night stand, desk with hutch and dresser; (6) piece oak bedroom suite with bed, desk with hutch, night stand, 2 dressers; (3) piece custom built oak entertainment center with side shelves; custom built cherry TV console and two end tables; handmade oak roll top desk; hutch; dry sink; floral lamps; patio set; swing; upholstered furniture; rocking horse; cedar chest; canning jars; vintage dolls, games and toys; misc. décor.

Chattel Terms: 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. Information is believed to be accurate but not guaranteed.

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: Judy Hexamer



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