

ABSOLUTE AUCTION

WEDNESDAY, OCTOBER 29, 2025, 12:00 PM



REAL ESTATE



BRICK HOME WITH ORIGINAL CHARACTER

Furniture, Collectibles
And Household

1236 PERKINS AVE. NW,
CANTON, OH 44703



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Information is believed to be
accurate but not guaranteed.
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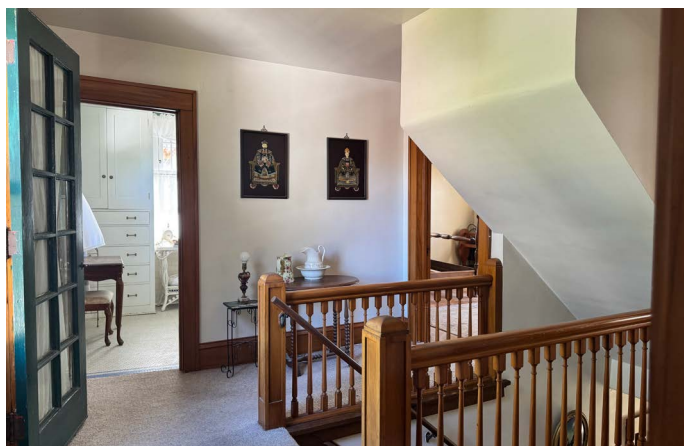


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Absolute Auction.
All sells to the
highest bidders
on location.

Real Estate: All brick home built in 1901 with 1,616 sq. ft. living space. Shingle roof updated 3-4 years, covered front porch, shared brick garage and concrete drive, rear alley access, 45 x 125 lot. Original hardwood floors, trim, windows and doors. Foyer entrance with central stairway, French doors to formal dining room, large living room with wood burning fireplace, kitchen with original cabinets & drainboard sink, enclosed back porch and back deck. Open landing on second level, three bedrooms and large bathroom with original tile. Walk up attic. Full basement with laundry hookup, shower & toilet, breaker electric, forced air gas furnace. Shown by appointment or open auction day starting at 10:00 am.

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.



Also Selling: Dining table and chairs; china cabinets; sectional sofa; hanging mirrors; cups and saucers; Coca Cola cooler and collectibles; Singer treadle sewing machine; poster bed; twin beds; end stands, Troy-Bilt push mower; Stihl string trimmer; Poulan chainsaw; vise; patio table & chairs; Werner step ladder; misc. hardware.

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.

Auction By Order Of: Kimberly Kraus



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ADVISORS

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