

ABSOLUTE AUCTION

THURSDAY, NOVEMBER 6, 2025, 12:00 PM
LIVE AUCTION W/ ONLINE BIDDING AVAILABLE



REAL ESTATE

Great investment opportunity! Property has been recently renovated and features two buildings w/ living quarters & a brick home. One building features main level garage space w/ 10' overhead door, half bath & laundry hook up. Upstairs has an apartment w/ kitchen, living room, bedroom & full bath. Second building features main level garage/shop w/ overhead door, office, half bath & laundry hook up. Upstairs has an apartment w/ kitchen, living room, 2 bedrooms & full bath. Upstairs unit can be accessed from main level or separate exterior entrance. Many updates to the buildings inc. 2 gas F/A furnaces, windows, & breaker electric. Brick home built in 1880 w/ 1,764 sq. ft. Main level has kitchen, living room, dining room, 2 bedrooms & full bath. Upstairs has 2 additional bedrooms, half bath, office & multipurpose room. Divided basement w/ laundry. Updates inc. 2 gas F/A furnaces, breaker electric, glass block windows & metal roof. Property is zoned RR - rural residential. Two parcels w/ 340' frontage and .86 acres. Parcel #1630433 & 1630431. Buildings have public water & sewer. Home has public water & septic. Convenient location between Canton & Massillon close to restaurants & shopping. Great investment opportunity in a prime location!

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: Gust Petrakis



INVESTMENT OPPORTUNITY!!

Brick Home & 2 Buildings
W/ Living Quarters
Recent Renovations,
Zoned RR, .86 Acres
Jackson Twp., Jackson LSD

6487 & 6523 HILLS & DALES RD. NW,
CANTON, OH 44708



ASHLEY RITCHEY
AUCTIONEER/REALTOR®
330.495.3474
ashley@kikocompany.com



RANDY L. COMPTON
AUCTIONEER/REALTOR®
330.704.5702
rcompton@kikocompany.com

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
on location.