

AUCTION

TUESDAY, NOVEMBER 25, 2025, 12:30 PM
Live Auction With Online Bidding Available



Built in 1967 this duplex offers great potential! Each side features two bedrooms, one full bath on the main level, a half bath on the lower level, living room, and an eat-in kitchen. Both units are equipped with forced-air gas furnaces, breaker electric and vinyl replacement windows throughout. The property includes two double garages, one for each unit. One unit is currently vacant; the other has a very long-term tenant paying \$400/month. Tenant maintains lawn and is a month-to-month lease. Located in the Plain Local School District. Property is ready for updates.

Stark County parcels: 5202790, 5202791, 5202792, 5202793, and 5213951.

A great investment opportunity. Ready for some sprucing up!

Note: Property will be open for inspection day of auction 1.5 hours prior to.

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: Starr C. Dobush, Executrix for The Tedd A. Boli Estate. Stark County case #252642.



BROOKS E. AMES
AUCTIONEER/REALTOR®
330.703.2732
brooks@kikocompany.com

ATTENTION INVESTORS SIDE-BY-SIDE DUPLEX

Plain Twp.
Plain Local Schools
Stark Co.

4104 PAIGE AVE. NW,
CANTON, OH 44709

www.kikoauctions.com | 800.533.5456

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



Scan for auction
details, including
directions.

All sells to settle
the estate on
location.