



**Also Selling Contents Online Only:
2020 Chevy Equinox, Furniture,
Misc.**

**Online Only Contents Starts:
Wednesday, January 7, 2026,
12:00 PM**

**Online Only Contents Ends:
Wednesday, January 14, 2026,
12:00 PM**

Contents Selling Online Only. 2020 Chevrolet Equinox with 96,000 miles, recent tires; 28 Gallon gas caddy; Kayaks; Weber gas grill; Kala Ukulele; Ridgid shop vac; Giant men's bike; 21" Lawn Boy push mower; Minn Kota electric trolling motor; Misc. upholstered furniture, end tables, dining table, beds, dressers; Misc. yard and hand tools.

Online Terms: Visa, MasterCard & Wire Transfer accepted. Wire Transfer required on purchases totaling \$1,500 or greater. 15% buyer's premium on all sales. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used. For 3rd party shipping, email your Proxibid invoice to store3008@theupsstore.com or call 330-896-4920 ext. 9. UPS will charge buyers a \$15 pickup fee in addition to shipping costs.



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: Alan Beringer trustee for the James L. Beringer Revocable Trust.



Scan for auction details, including directions.



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



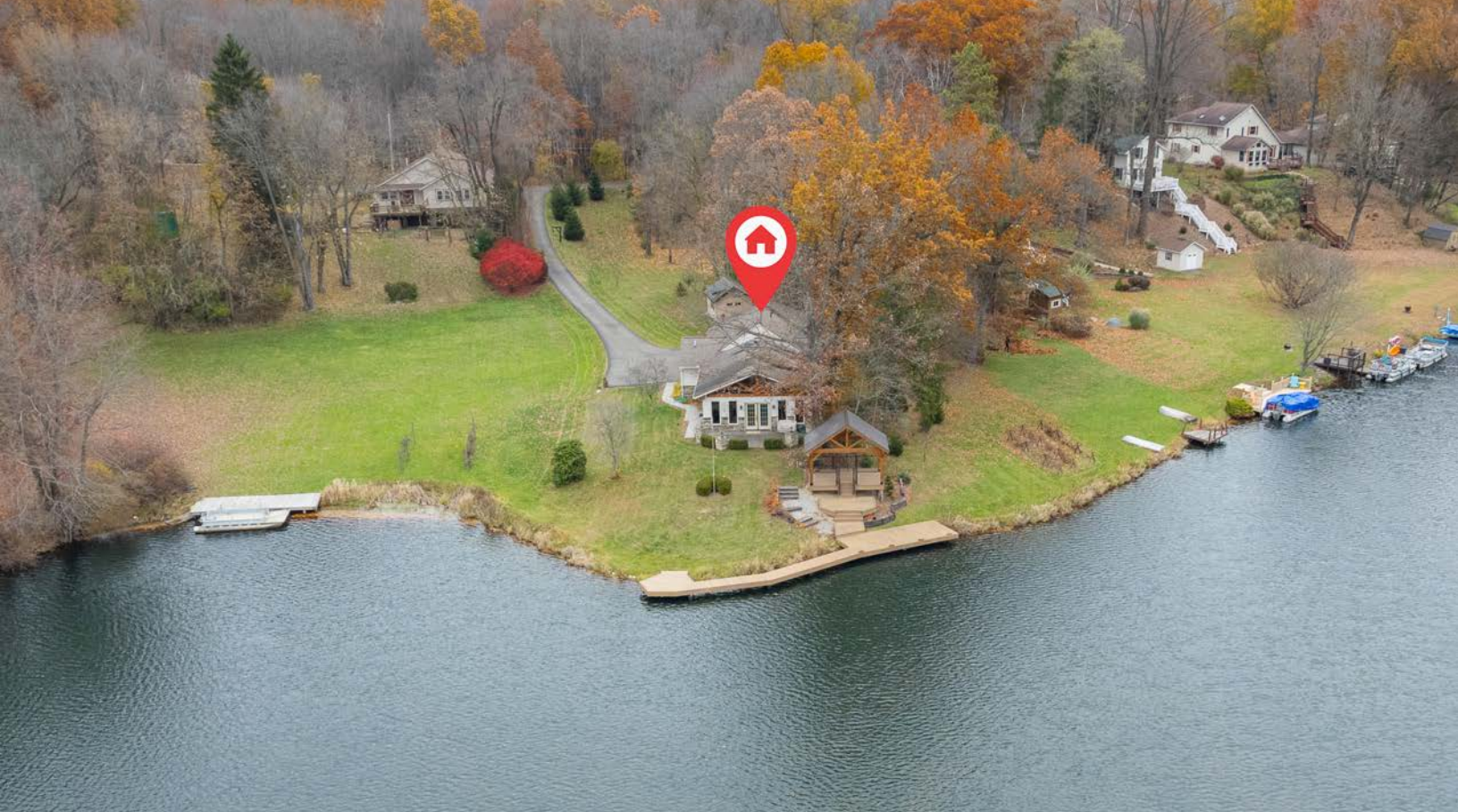
**REALTORS
AUCTIONEERS
ADVISORS**

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



ABSOLUTE AUCTION

TUESDAY, JANUARY 13, 2026, 12:30 PM
LIVE AUCTION W/ ONLINE BIDDING AVAILABLE



WILLOWDALE
LAKEFRONT HOME
RUSTIC PRIVATE
LAKEFRONT HOME
Jackson Schools, Stark Co.

83 CHERRY DR.,
NORTH CANTON, OH 44720

Property Features:

Discover a rare opportunity to own a lakefront rustic retreat on the highly desirable private Willowdale Lake. Nestled in Jackson Township, this unique 3-bedroom home offers peaceful lakeside living, Western sunset views, and multiple indoor/outdoor entertainment spaces. Numerous updates have been done in the last few years.

Note: Home will be open for inspection Friday, January 9, 2026, 11:00 AM-12:30 PM or by appointment.



Scan for auction
details, including
directions.

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

www.kikoauctions.com | 800.533.5456





Property Highlights:

- Rustic 2-bedroom lakefront home on private Willowdale Lake.
- Possible 3rd loft bedroom with full shower bath. Accessed by spiral staircase that has been removed. Currently being used for storage and has not been used for some time.
- Primary bedroom with large walk-in closet and attached full bathroom.
- Bedroom #2 includes its own full shower bath.
- Loft bedroom with full shower bath (accessed by spiral staircase that has been removed; presently used for storage and has not been used for some time).
- Open cathedral ceilings throughout home with abundant natural light from sky lights.

- Wood-burning fireplaces in living room and family room
- Family room (sunroom) overlooking the lake with direct access to the outdoor deck.
- 2-car attached garage plus additional cathedral ceiling carport, also ideal for covered entertainment.
- Open covered lakefront entertainment pavilion with sweeping lake views and perfect vantage point for west-facing sunsets.
- Utility room, laundry room and forced air furnace.
- Storage barn with electric, large enough for small workshop.

About Willowdale Lake. A private, serene lake community ideal for:

- Fishing
- Kayaking, paddleboarding & lake enjoyment
- Electric-motor boating only. No gas engines for added peace and quiet.

This is an exceptional chance to purchase a lakefront home where opportunities are limitless, and the lifestyle is unmatched. Perfect as a primary residence, vacation home, or renovation investment.

Property consists of 3 lots 83, 84, and 85 which is a fishing lot. Land is leased. HOA semi-annual fee \$1,053.75. Buyers must submit an application and be approved by the HOA to close on purchase.