

# LIVE AUCTION

THURSDAY, FEBRUARY 27, 2025, 12:00 PM  
OPEN HOUSE AUCTION DAY AT 10:30 AM



REAL ESTATE



## LIVE AUCTION WITH ONLINE BIDDING

**Auction #1:** One-owner brick ranch home built in 1965, offering 1,559 SF living space with 3 bedrooms and 2 full baths. Large eat-in kitchen, extra-large double living room, 3 bedrooms with master having full bath. Full unfinished basement. Attached 2-car garage with rear entrance, driveway off 15th St. Home is in need of updating. City water and sewer, breaker electric. Situated on 0.57 acre, 2 parceled lots sold together. Total half year taxes are \$1,637.85. Residential zoning. Stark County, Canton Twp., Canton CSD.

**Auction #2:** Residential corner lot, 0.40 acres, 123 ft. x 140 ft. Utilities available.

**Auctioneer's Note:** Auction #1 and #2 will be sold separately and not offered together as an entirety. Opportunity for an investor or owner occupier alike. Home is ready for updates. Open house morning of auction starting at 10:30 AM. Call agents with any questions.

**Auction By Order Of:** Eugene Cazantzes, Administrator of the Gust Neztek Estate, Stark County Probate Court case number 250712.

**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. Property to be sold as Separate Parcels and not to be offered as an Entirety.

## ONE-OWNER BRICK RANCH ON HALF-ACRE +

### Also Selling 0.4-Acre Vacant Corner Lot

1506 BROAD AVE. NW,  
CANTON, OH 44708

[www.kikoauctions.com](http://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.



## Auction #1



## Auction #2



### ALSO SELLING CONTENTS ONLINE ONLY

STARTS: SUNDAY, FEBRUARY 23, 2025, 12:00 PM  
 ENDS: FRIDAY, FEBRUARY 28, 2025, 12:00 PM  
 PREVIEW: THURSDAY, FEBRUARY 27, 2025, 10:30 AM-12:00 PM  
 PICKUP: TUESDAY, MARCH 4, 2025, 10:00 AM-1:00 PM

### AUTOS

1974 Cadillac DeVille, clean, garage kept, shows 10,345 miles, with keys, looks good but not running, dead battery, VIN #6D47R4Q166541; 1990 Buick LeSabre Estate Wagon, 4-door station wagon, 8-cylinder, runs and drives, shows 42,479 miles, hood release not working, VIN #1G4BR84Y4LA403356; 1987 Buick Electra Estate Wagon, 4-door station wagon, 8-cylinder, not running, shows 7,313 miles, VIN #1G4BV81Y7HX404862.

### ALSO SELLING

Insignia Upright Freezer; Frigidaire Upright Freezer; Ornate Decor, Pictures, Furniture, Statues; Evette Clarinet; C.G Conn LTD Bass Clarinet; Bel Canto Penzel-Mueller New York Clarinet; Marble Top Furniture; Vintage and New Electronics; Glassware; Watches; Kitchenware; Large Lot of Record Albums; Advertising and Band Shirts And More!

### ONLINE TERMS

Visa, MasterCard & Wire Transfer accepted. Wire Transfer required on purchases totaling \$2,500 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.



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