

ABSOLUTE AUCTION

MONDAY, JANUARY 26, 2026, 12:00 PM



**INVESTMENT HOME,
4 BEDROOMS, 2
BATHS**

**City Of Canton
Canton CSD**

**734 PATTERSON AVE. SW,
CANTON, OH 44707**

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



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*Absolute Auction.
All sells to the
highest bidder on
location.*

LIVE AUCTION WITH ONLINE BIDDING AVAILABLE

Investment opportunity knocking!! Fixer-upper vinyl sided two-story home built in 1895 w/ 2,038 sq. ft. Main level features kitchen, spacious living room, 2 bedrooms & full bath/laundry. Upstairs has master bedroom w/ full bath & walk in closet. Partial basement w/ breaker electric. Electric baseboard heating. Spacious lot includes parcels #223034, #235125, #202361, #207897 & #221013. Half year taxes are \$602.47. Convenient location close to highway, parks & downtown Canton!

Terms On Real Estate: 15% 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: David Williams Jr.



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