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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
 Stephen and Jodi Kiko



REALTORS
AUCTIONEERS
ADVISORS

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KIKO Auctioneers



ABSOLUTE AUCTION

TUESDAY – DECEMBER 12, 2023 – 12:30 PM



HOMES



CUSTOM-BUILT RANCH HOME

W/ Shop & Pond On 4
Acres

1862 BEN FULTON AVE. NW,
NORTH LAWRENCE, OH

www.kikoauctions.com | 800.533.5456

LIVE AUCTION WITH ONLINE BIDDING

AUCTION HIGHLIGHTS

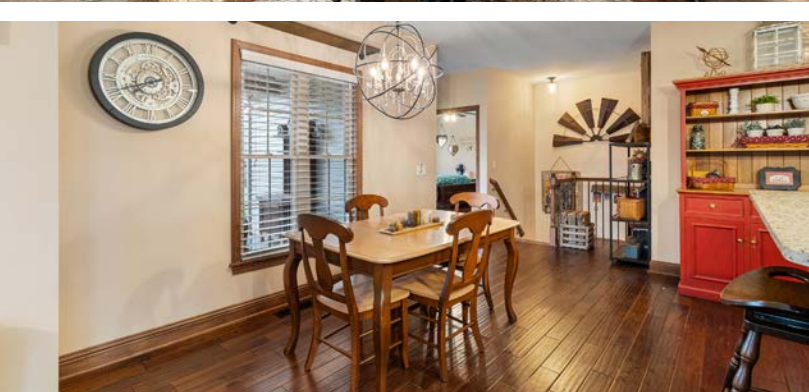
- One Owner
- Built In 2016
- Open Floor Plan
- Gas Stone Fireplace
- 30x42 Shop Building
- Stamped Concrete Patio and Backyard
- Partially Wooded

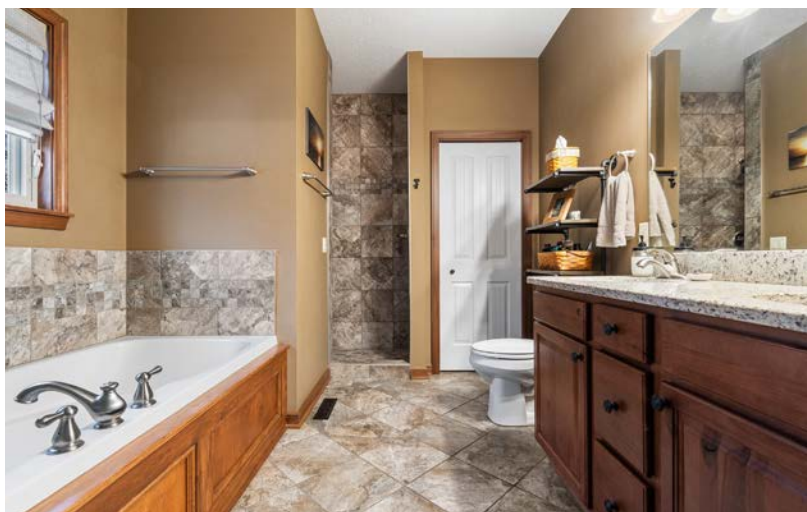
Open House: Saturday - December 9, 2023 – 10:00
AM-12:00 PM



Scan for auction
details, including
directions.

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





REAL ESTATE

One-owner, custom ranch home built in 2016. The home has an ideal open floor plan that features a gourmet hickory kitchen with leathered granite countertops, stainless steel appliances and a huge wraparound island. The spacious living room features a gas stone fireplace, and access to the covered, stamped concrete patio and backyard. Large master bedroom with a walk-in closet, dual-head tile walk-in shower and 6ft soaker tub. Two additional bedrooms, full bathroom, and laundry room complete the main floor. Hardwood floors and 9ft ceilings throughout. Two-car attached garage. The finished, walk-out basement is an entertainer's dream featuring a spacious living room with new carpet, exercise room or 4th bedroom, full bathroom, a built-in bar, ample storage, and is outfitted for radiant in-floor heat. All 3 full bathrooms have hickory cabinets and granite countertops. The backyard is a little oasis with a wraparound stamped concrete patio with firepit, pergola, built-in outdoor BBQ, mature landscaping, pond with mini-beach and pavilion. All with privacy on a partially wooded 4-acre parcel, featuring wildlife and walking trails. The insulated 30x42 shop building is plumbed for in-floor radiant heat, has 2 overhead doors, and is perfect for a car enthusiast, hobby barn, or just plain storage. Enjoy the views of the pond under the shop's lean-to with stamped concrete patio. Propane heat, well and septic. Quality throughout! Excellent location near SR-21, close to Canal Fulton, Massillon and just minutes to Canton/Akron. Stark Co. parcel #10007160. Half year taxes are \$2,983. Contact auctioneer for details on how to use your current home to buy this one!