

# ABSOLUTE AUCTION

SATURDAY, SEPTEMBER 7, 2024, 10:30 AM  
 OPEN HOUSE: FRIDAY, AUGUST 30, 2024, 12:00-1:30 PM



## TWO ADJOINING RANCH HOMES

Perry Twp., Perry Schools

### LIVE AUCTION WITH ONLINE BIDDING

#### AUCTION HIGHLIGHTS

- #1: Brick Raised Ranch Home on Corner Lot
  - 1,344 SF Living Area, 3-Bed, 1.5 Bath
  - 2.5-Car Heated/AC Garage
- #2: Brick Ranch Home
  - 1,232 SF Living Area, 3-Bed, 2 Bath
  - Attached Oversized Two-Car Garage

#### Also Selling Description:

- 1985 Oldsmobile Cutlass Supreme Brougham
- Schwinn Evolution Comp. Exercise Bike
- EGO 56V Lithium-Ion Push Mower With Bagger
- Maple Dinette Set

#### 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.

#### TERMS ON CHATTELS

Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard accepted. 4% buyer's premium on all sales, 4% waived for cash or check when paid sale day. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

AUCTION BY ORDER OF  
 Raymond E. Knauss Jr.



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Scan for auction details, including directions.

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

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





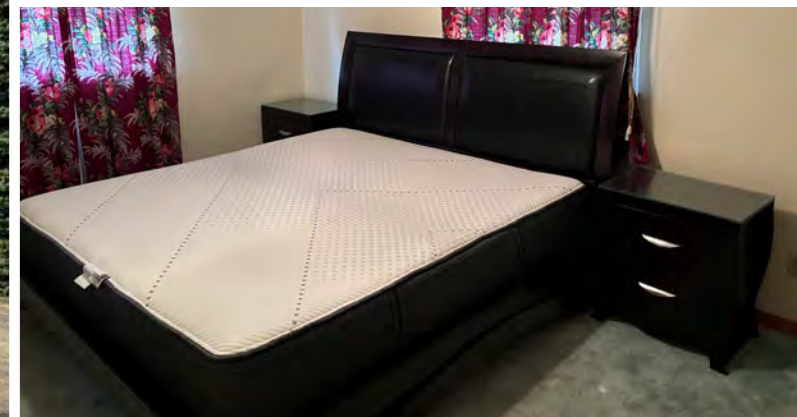
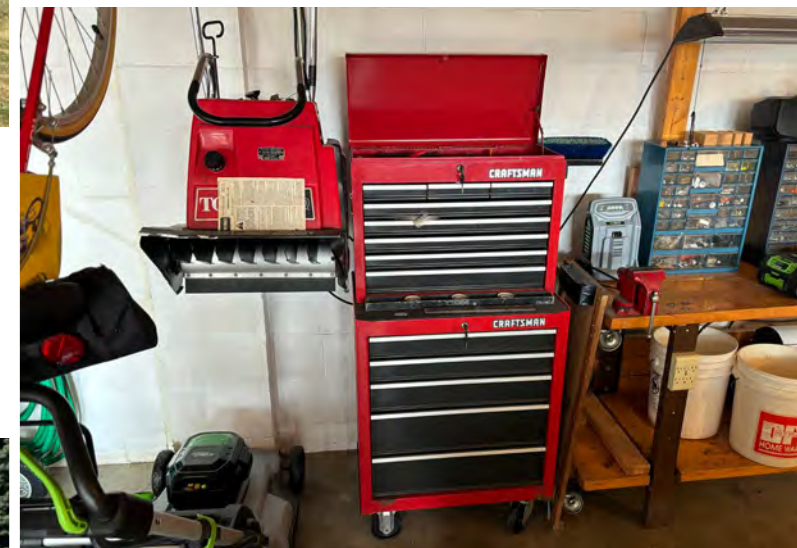
**Auction 1: 4600 8th St. NW, Canton, OH 44708**

Brick raised ranch home on corner lot with 2.5-car heated/AC garage. Home built in 1965 with 1,344 SF living area. Main level has large kitchen with appliances and breakfast bar, formal dining area and sliding door to the rear patio. Living room with wood burning fireplace, three bedrooms and 1.5 baths complete the main level. Lg. floored attic. Mostly oak floors throughout. Basement with laundry area and Trane gas F.A. furnace with central air updated in 2014. Private rear yard. All public utilities. .169-acre lot. \$1,123 half year real estate taxes.



**Auction 2: 4610 8th St. NW, Canton, OH 44708**

Brick ranch home with two full baths and attached oversized two-car garage. Home built in 1964 with 1,232 SF living area. Main level has kitchen with appliances, dining area and slider door to the rear three seasons room. Living room with closet that has attic access. Three bedrooms and full bath complete the main level. Mostly oak floors under carpet. Full divided basement with large, finished rec room with built in bar, full private bath with tile shower, sink, toilet, shelving & privacy door, utility rooms and storage rooms, glazed tile walls, 2004 gas F.A. furnace with C.A. with newer heat exchange. Private fenced rear yard. All public utilities. .169-acre lot. \$1,207 half year real estate taxes. Nice clean properties, visit [www.kikoauctions.com](http://www.kikoauctions.com) for full details.



**AUTO.**

1985 Oldsmobile Cutlass Supreme Brougham, approx. 125,000 miles, 3.8L, automatic, 2-door, sunroof, runs, A/C needs recharged, washer fluid pump needs replaced.

**GYM EQUIPMENT**

Schwinn evolution comp. exercise bike; Landice Pro Sport Trainer treadmill; Tough Stuff Apollo 250 multi gym; Fitness Gear free weight bench; Fitness Gear dips/speed bag/heavy bag combination stand; free weights; World sport bike.

**TOOLS/OUTDOOR EQUIPMENT**

EGO 56V lithium-ion push mower with bagger, two batteries and charger; Ridgid 16-gal. shop vac; power cords; yard tools; camp chair; popup tent with sides; DeWalt grinder; tools; oilers; Craftsman stack toolbox; hardware bins; Sears 6" double shaft grinder; Reddy heater; Toro gas blower; car jacks; gas cans; B&D blower and string trimmer; chainsaw.

**FURNITURE/APPLIANCES**

Maple dinette set; projection TV; Kenmore elite upright freezer approx. 20 c.f.; Maytag refrigerator 18.5 c.f.; Frigidaire dryer; Frigidaire washer, needs work; painted dinette table, chairs and buffet; 5pc. Modern king size bed set; JVC portable TV; 3 pc. bedroom suite; two-drawer file; modern oak office desk; (3) oak two-drawer file cabinets; dep. era Roos cedar lined chest; oak pedestal table with (4) chairs; 3 pc. oak end stand set; 1989 Howard Miller grandfather clock; Zenith Console TV, works; full length mirror; floral sofa; upholstered chairs; end tables; dining room table with (4) chairs and hutch; 4 pc. bedroom suite; desk; office chair; two leather sofas; TV stands.

**ANTIQUES/COLLECTIBLES/HOUSEHOLD**

Lamps; seasonal decorations; women apparel; bedding; desk supplies; sewing machine.