

# ONLINE ONLY AUCTION

STARTS: SATURDAY, JANUARY 4, 2025, 12:00 PM  
ENDS: WEDNESDAY, JANUARY 8, 2025, 12:00 PM



INVESTMENT  
PROPERTY



1708 Gibbs Ave. NE  
Canton, Ohio



866 Rowland Ave NE  
Canton, Ohio 44705



817 4th St NE Canton, Ohio 44704



329 Girard Ave NE Canton, Ohio 44704



2332 3rd St. NE Canton, Ohio 44704



2354 3rd St SE Canton, Ohio 44707

ATTENTION  
INVESTORS AND  
LANDLORDS  
7 Investments  
Properties

Buy One Or All  
Canton City, Stark Co., OH



2115 2nd St. SE  
Canton, Ohio 44707

CANTON, OH  
See property listings for full addresses.

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



Scan for auction details, including directions.

Sells at absolute or to settle the estate, depending on the property. Check individual lot details.

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### Property Features.

#### **Auction #1. 1708 Gibbs Ave. NE, Canton, OH 44705.**

Open for inspection on Tuesday, Jan 7, 2025, 10:00-11:00 AM

- Stark County parcel #235991
- Brick Bungalow with living, dining room, kitchen, 3 bedrooms, full bath, detached garage, F/A gas furnace and A/C, breaker electric, glass block windows.
- Updated roof Feb. of 2023 and hot water Sept. of 2020.
- Tenants are month to month. Rent is \$600 per month w/ tenant paying gas/electric/water and sewer; no security deposit.
- Seller: KMI Investments LLC
- The sale of this property will end at approximately 12:00 PM on Wednesday, January 8, 2025.

#### **Auction #2. 866 Rowland Ave. NE, Canton, OH 44705.**

Open for inspection on Tuesday, Jan 7, 2025, 10:00-11:00 AM

- Stark County parcel #204435
- 2 story home w/ living, family, 2 bedrooms, eat-in kitchen, 1st floor full bath, single car detached garage, F/A gas furnace, breaker electric.
- Replaced water lines 2018
- Tenant lease until 1.31.25 at \$500 per month paying gas/electric/water and sewer; no security deposit
- Seller: Sharon Benedict administratrix for Randall G. Benedict selling to settle estate
- The sale of this property will end at approximately 12:10PM on Wednesday, January 8, 2025.

#### **Auction #3. 817 4th St. NE, Canton, OH 44704.**

Open for inspection on Tuesday, Jan 7, 2025, 10:00-11:00 AM

- Parcel #206421
- 2-story vinyl sided home, large kitchen, 3 bedrooms (one on 1st floor), full bath on 1st floor, partial basement w/ FA gas furnace, single car detached garage, concrete patio, fenced yard.
- New sewer line to street Jan. 2023, new vent line & re-plumb stack 2021, hot water heater Sept. 2021, and new furnace 2018.
- Tenants are month to month. Rent is \$500 per month w/ tenant paying gas/electric/sewer and water; no security deposit.
- Seller: KMI Investments LLC
- The sale of this property will end at approximately 12:20 PM on Wednesday, January 8, 2025.

#### **Auction #4. 329 Girard Ave. NE, Canton, OH 44704.**

Open for inspection on Tuesday, Jan 7, 2025, 10:00-11:00 AM

- Stark County parcel #236876
- 2 story, living room, dining room, kitchen, 3 bedrooms, unfinished attic, full bath, F/A furnace and breaker electric.
- Tenants are month to month. Rent is \$550 per month w/ tenant paying gas/electric/sewer and water; no security deposit
- Seller: KMI Investments LLC
- The sale of this property will end at approximately 12:30 PM on Wednesday, January 8, 2025.

#### **Auction #5. 2332 3rd St. NE, Canton, OH 44704.**

Open for inspection on Tuesday, Jan 7, 2025, 10:00-11:00 AM

- Stark County parcel #205645
- Brick bungalow with 4 bedrooms (2 up/2 down) full bath on 1st floor and half on 2nd floor, kitchen, living,

dining room, single car attached by breezeway, F/A gas furnace.

- Updated roof 2014
- Tenant lease until 7.31.25 at \$850 per month. Tenant paying gas, electric, sewer and water. Security deposit of \$800.
- Seller: Sharon Benedict administratrix for Randall G. Benedict selling to settle estate
- The sale of this property will end approximately at 12:40 PM on Wednesday, January 8, 2025.

#### **Auction #6. 2115 2nd St. SE, Canton, OH 44707.**

Open for inspection on Tuesday, Jan 7, 2025, 10:00-11:00 AM

- Stark County parcel #209283
- 2 story vinyl, 3 bedrooms, kitchen, living room, unfinished attic could be used for 4th bedroom, F/A gas furnace and break electric, single car detached garage.
- New furnace Jan. 2018, hot water Jan. 2018, new electric wiring Oct. 2018
- Tenant lease until 7.31.25 at \$650 per month. Tenant paying gas and electric. \$100 security deposit.
- Seller: KMI Investments LLC
- The sale of this property will end approximately at 12:50 PM on Wednesday, January 8, 2025.

#### **Auction #7. 2354 3rd St. SE, Canton, OH 44707.**

Open for inspection on Tuesday, Jan 7, 2025, 10:00-11:00 AM

- Stark County parcels #227714 and #227715
- 2 story vinyl, 2 bedrooms, full bath, kitchen, dining, and living room, F/A gas heat, breaker electric
- Tenants are month to month at \$550 w/ tenant paying gas and electric; no security deposit.
- Seller: KMI Investments LLC
- The sale of this property will end approximately at 1:00 PM on Wednesday, January 8, 2025.

**Note:** Home will be open for inspection Tuesday, Jan 7, 2025. Please respect tenants. Please note the approx. closing times of each auction.

**Terms On Real Estate:** 20% 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:** Sharon Benedict Administratrix for Randall G. Benedict. Stark Co. probate #244199. KMI Investments LLC



**BROOKS E. AMES**  
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REALTORS  
AUCTIONEERS  
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