



AUCTION

LEADING THE INDUSTRY SINCE 1945

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**THURSDAY - AUGUST 24, 2023 – 12:30 PM
REAL ESTATE SELLS FIRST**

Well-Maintained Brick Ranch On Two Lots

ONE-OWNER FORD RANGER & LINCOLN MKZ – HUSQVARNA RIDING MOWER – STIHL TOOLS – FURNITURE & HOUSEHOLD
ONLINE BIDDING AVAILABLE FOR REAL ESTATE ONLY

To settle the estate, all sells on location:

2601 15TH ST. NW, CANTON, OH 44708

Directions: Broad Ave. south of Fulton Dr. or north of 13th St. and east on 15th. Watch for KIKO signs.



Clean 1,482 sq. ft. home built in 1969. Two lots totaling 172 X 123. Replacement windows throughout, new front and back doors. Front living room, dining area, kitchen with appliances and family room with French doors to patio and backyard. Full bathroom and three bedrooms including master with private shower bath. Full basement, half finished with rec room, laundry hookup and utility sink, breaker electric, gas furnace, central air, well water, public sewer. Lower level two-car garage and concrete drive. Walking distance to Hall of Fame Village.



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.

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AUTOS: One-owner 2009 Lincoln MKZ, 3.5L, front-wheel drive, 151,700 miles, loaded, leather, sunroof - one-owner 2008 Ford Ranger XLT, 4.0L, auto, 4WD, 55,254 miles, regular cab, clean

MOWER - TOOLS - FIREARMS - HOUSEHOLD: Husqvarna YTH 24V42LS riding mower, hydro. 42" steel deck, 446 hours - Toro self-propelled 6.5 HP push mower - Craftsman self-propelled 6.75 HP push mower - Snapper snowblower Briggs & Stratton engine - Stihl tools including BR 55 backpack blower, BG 56C gas blower, HS 56 gas hedge trimmer, FS 36 string trimmer, MS 181 gas chain-saw - Homelite 2700 psi power washer - Campbell Hausfeld portable air compressor - Craftsman 5 HP 12-gal shop vac - alum. folding ramps - floor jack - jack stands - alum. ext. ladder - 2-wheel dolly - Milwaukee and DeWalt drills - hand tools - 1/2" impacts - KAHR CW 9MM semi auto pistol, 2 clips - ammo - 2 clean uph. sofas - 2 chairs - recliner - dinette - queen and single beds - wheelchair - walker

TERMS ON CHATTELS: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card 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:

Carol A. Kanters, executrix of the Edward L. Spencer Estate. Stark Co. Case #246390



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