



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.



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**REALTORS
 AUCTIONEERS
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 KIKO Auctioneers



ABSOLUTE AUCTION

MONDAY, APRIL 21, 2025, 11:00 AM
REAL ESTATE SELLS AT 12:00 PM



Bungalow Home W/
Detached Garage/Shop
Building On .64 Acre
Plus 4.28 Acres On Two
Buildable Wooded Parcels

Jackson Twp., Jackson Local
Schools, Stark County

3569 AMHERST AVE. NW,
MASSILLON, OH 44646

**REAL ESTATE SELLS ON LOCATION
WITH ONLINE BIDDING AVAILABLE!**

REAL ESTATE PREVIEW: Property will be available for inspections and preview on Friday, April 18, 2025, 10:00 AM-2:00 PM.

ALSO SELLING ONSITE:

- Antiques
- Tools
- Boy Scout Items
- Furnishing
- Collectibles
- More!



Scan for auction
details, including
directions.

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



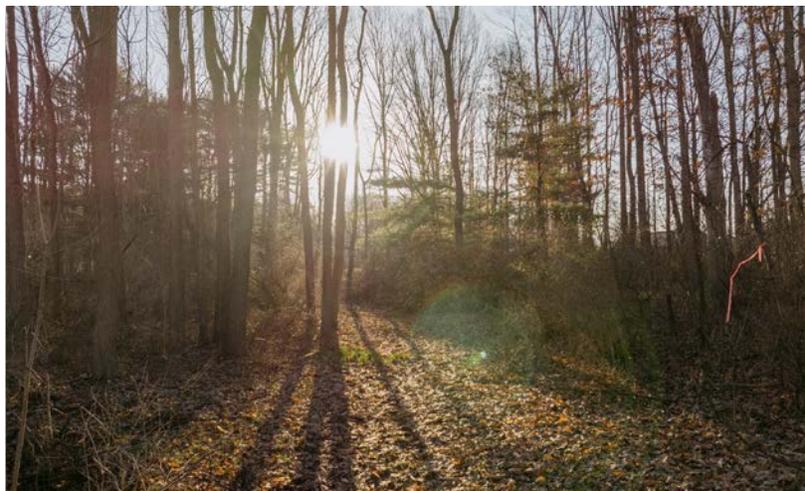
Sale #1: This spacious 1,920 square foot bungalow home features front door entry into the living room with stone front gas fireplace, wood beamed ceiling, coat closet, and hardwood floors. Kitchen and dining room with brick gas fireplace, wood beamed ceiling, built in hutch cabinet and hardwood floors. Also on the main floor is a large bedroom with two closets, built in cabinetry, and hardwood floors. Second bedroom with closet, hardwood floors, and a full bath. Upstairs with spacious loft bedroom with hardwood floors, closets, built in desk, attic storage and a full bath. Full divided basement with laundry area with tub sink, sump pump, hot water tank, gas F/A furnace, 200-amp electric, root cellar. Also has a cozy recreation room with a brick gas fireplace and family room with brick base wood burning stove, and door to backyard. Attached single garage with shop area. Outside features a concrete turn around driveway with 26' x 34' garage/hobby shop with a lean-to storage area, and finished upstairs party room with gas

fireplace, hot water tank, full bath and a large deck overlooking this beautiful .64-acre lot. City sewer and well water, with city water available. Home has city water and sewer. Taxes per half year are \$714.83. This property has a ton of character inside and out! You will love the original woodwork this one-owner property has to offer! Home and buildings are ready for a new owner to make this beauty shine again!

Sale #2: Nice lot of land with mature trees including walnut, maple & oak situated on 2.36 acres with access to all utilities available off Amherst Ave. Taxes per half year \$659.31.

Sale #3: Nice lot of land with mature trees including walnut, maple & oak situated on 1.92 acres with all utilities available and deeded sanitary sewer located at rear of property. Taxes per half year \$161.16.

Note: Sale #1 will be sold first, Sale #2 & #3 will be offered choice, once they are sold, we will not be offering these parcels



back together. Buy the one you want! Great opportunity to own property in Jackson Twp.! Great location and only minutes from the Shady Hollow Country Club, Jackson High School/Community Park and the Forty Corners Trailhead with the convenience of nearby shopping and restaurants. For more information or help with financing contact Tina or Geno and you can check out our website at www.kikoauctions.com for additional pictures and aerial video. Real Estate Preview: Property will be available for inspections and preview on Friday, April 18, 2025, 10:00 AM-2:00 PM.

Also Selling Onsite Only. Antiques/ Furnishings/Collectibles. crocks, primitives inc. two-man saws, hay knife, three prong pitch forks, etc.; cast iron skillet; large collection of Boy Scout items inc. uniforms, badges, books, memorabilia, etc.; camping gear and tarps; Coleman stoves; metal rail sleds; ant. Skis; humpback trunk; bags & rolls of leather; mason jars; bitter bottles; camera equipment inc. photo enlargers,

cameras, 8mm projector, slides, 16mm film, camcorder, etc.; ant. Emerson radio; many old book; Bible collection; antique door hardware; license plates; 78 records; framed prints and paintings inc. Howard Chandler Christy print; plate & basket collection; wood carvings from Guatemala; Lionel track, oil derrick & 250 transformer; Plasticville people, toys; Winchester adv. display; pottery & small collectibles; usual household & kitchen items; bed, dresser & chest of drawers; adj. bed; tie collection; table & chairs; baby rocker; much more!

Tools. Vintage The Challenge Machine Co. commercial paper cutter; vintage W.S. Young metal lathe w/ cast iron legs; Mod.50 Ideal bed knife grinder; homemade table saw bench w/ jointer; and drill press; air compressors; table saws; buck saw; new in box Ryobi miter saw; battery charger; Lincoln 180 arc welder; Century 100 wire feed welder; hand and power tools; Briggs & Stratton, Tecumseh, Lawn Boy mechanics manuals; more!