



412 Brown Ave. NW, Canton, OH 44703

ESTATE AUCTION

ONLINE ONLY!!!

Home / Investment Opportunity!!

Canton, OH - Stark Co.

Attention Investors / Rehabbers

Starts: Sunday - May 4th, 2025 - 8:00am

Ends: Sunday - May 11th, 2025 - 7:00pm



1147 Whipple Ave NW
Canton, OH 44708



SCAN THE CODE
TO REGISTER
FOR ONLINE
BIDDING

Open for viewing Thursday, May 8, 2025 – 10:00-11:00 AM

Good Investment Opportunity 3 bed/ 1 bath Colonial home offering 1,156 sq. ft. with sizable detached garage/work shop. The main level offers a kitchen, dining room, family room and full bath. Upstairs there are 3 nice sized bedrooms with closets. This property also features vinyl siding, front porch, front and rear entrance, fenced yard, full basement with hot water heater, gas heat, breaker box electric & city utilities. Parcel #222133. Taxes \$489.07 per half year. Stark County Probate case #250431. Call John Marino 330-309-7653 or Tiffany Terlecky 330-575-3822 with any questions. All contents remaining in property transfer with the real estate to the new owner.

Directions: W. Tuscarawas St. to Brown Ave. to auction – Watch for Whipple Auction signs!



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: John C. Welch by Cathy J Horner, Administrator
Stark Co. Probate #250431

Auction Conducted by: Whipple Auction & Realty



Thank you for voting for us!



**Auctioneer/Realtor
John Marino
&
Realtor
Tiffany Terlecky**

