



7145 Bluebird Rd. NW, East Canton, OH 44730

Duncan Estate Auction

103 Acres Sold In Its Entirety

Adjoining Parcels - Brown Township

Friday – October 10, 2025 – 12:00 PM

Live Auction w/Online Bidding Available

****BIDDING IS BY THE ACRE!**

Multiply the bid × total acres to determine high bid price.**



1147 Whipple Ave NW
Canton, OH 44708



SCAN THE CODE
TO REGISTER
FOR ONLINE
BIDDING

Fri., October 10, 2025 at 12:00pm

Longtime Owner - Ideal Haven For Outdoor Enthusiasts!

Nestled within the heart of Carroll County, Brown Twp/LSD this private, secluded 103-acre property offers an ideal haven for hunters / outdoor enthusiasts or your specific use, featuring open, wooded, and gently rolling land. In addition to this beautiful land there is a 0.85-acre recreational/ fishing pond and a marketable distressed 46x72 antique barn + tons of sandstone block built in 1884 . Set back from busy roads, the property provides peace, quiet, and plenty of room to explore. All mineral rights owned by the seller to transfer. Walk land with permission from Whipple Auctioneer only. Taxes \$1,739.21 for the entire land per half. Stark County Probate Case #253187 by order of Gerald Duncan Administrator. Contact John Marino 330-309-7653 or Tiffany Terlecky 330-575-3822 with questions.

****SELLS IN ITS ENTIRETY****

Parcel 1: A 73-acre tract featuring a balanced mix of open and wooded, gently rolling land, along with an approximate 0.85-acre recreational/fishing pond. An abandoned residential structure present.

Parcel 2: A 30-acre tract consisting of similar open and wooded, gently rolling terrain and improved with a 46' x 72' distressed antique barn.



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.

Auction by Order of: David L. Duncan Estate by Gerald Duncan, Administrator. Stark Co. Probate #253187

Auction Conducted by: Whipple Auction & Realty



Thank you for voting for us!



Auctioneers/Realtors
John Marino
&
Tiffany Terlecky

