



4520 Georgetown Rd. NE, East Canton, OH 44730

Duncan Estate Auction

77.5 Acres Sold In Its Entirety

Adjoining Parcels - Osnaburg & Canton Townships

Friday – October 3, 2025 – 12:00 PM

Live Auction w/Online Bidding Available



1147 Whipple Ave NW
Canton, OH 44708



SCAN THE CODE
TO REGISTER
FOR ONLINE
BIDDING

Fri., October 3, 2025 at 12:00pm

FINE OPPORTUNITY for these 77.5 + acres with over 1,700 ft total road frontage. Mixture of wooded and tillable land which is currently being farmed and will be harvested by the end of year. Old farmhouse / multiple outbuildings in need of rehab or demo. Walk the land at your convenience. Taxes \$1169.60 per half for the entire farm with current reductions. Contact John Marino 330-309-7653 or Tiffany Terlecky 330-575-3822 with questions.

- Parcel 1: Total of approximately 50.41 Acres – 39.41 acres of actively farmed, predominantly agricultural / tillable land, with an additional estimated 11 acres of wooded terrain / timber. Approx 215' frontage on Georgetown and approx. 600' frontage on 12th. Osnaburg TWP/ LSD.
- Parcel 2: Approximately 27.18 acres of active agricultural land and approx 970' frontage on Georgetown. With Old farmhouse & multiple outbuildings. Canton TWP / LSD.



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

