



9393 Kent Ave. NE, Canton, OH 44721

Absolute Auction

Good Ranch Home

3 Parcels - 1.7 Acres

Also selling BMW & Misc. Items Live

Saturday – October 4, 2025 @ 10:30am

Live Auction w/Online Bidding Available



1147 Whipple Ave NW
Canton, OH 44708



SCAN THE CODE
TO REGISTER
FOR ONLINE
BIDDING

Sat., October 4, 2025 at 10:30am

Featuring this 3 bedroom ranch home w/ 1.5 baths, living room, kitchen w/ dining area. A full basement, attached 2 car garage and a rear covered patio. There are 3 lots, 1 w/ the home and 2 vacant lots. For a total of 1.7 acres. The home has been well maintained w/ updates to roof, windows, siding and a 200 amp breaker electric service. There is well water and a septic system. The septic system has passed inspection. The real estate includes parcels: 1900390 & 1900183 & 1900134. There will be viewings of the real estate on Wed., Sept. 24th & Sun., Sept. 28th from 4:00pm to 6:00pm

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.

Contents:

2010 BMW 535 si- 4 door, sun roof, approx. 77,000 miles, all wheel drive, good condition & *VERY CLEAN!!!* Also selling Coleman 10hp generator, lawn sweeper, aluminum ladder, White rear tine tiller, small blade for lawn tractor, riding lawn tractor (for scrap).

Terms on Contents

Bidders must present a valid Driver's License or State ID to register. Cash, Debit, and Credit Cards accepted. NO CHECKS. There will be a 5% Buyer's Premium will be added to each lot with a 5% discount for cash.

Auction by Order of: James L. Thompson, Sr. by Shane Thompson, Attorney-In-Fact
Auction Conducted by: Whipple Auction & Realty



Thank you for voting for us!

**Auctioneer/Realtor
Rodney Dimmerling**

