



**5195 King St. SW, Canton, OH 44706**

**Absolute Auction**

**Fine 3 Bedroom Ranch Home**

**Attached 2 Car Garage & 1.5 Car Garage/Workshop**

**1+ Acre Lot - Perry Twp – Perry Local Schools**

**Wednesday – October 15, 2025 – 5:30 PM**

**Live Auction w/Online Bidding Available**



1147 Whipple Ave NW  
Canton, OH 44708



SCAN THE CODE  
TO REGISTER  
FOR ONLINE  
BIDDING



# Wed., October 15, 2025 at 5:30pm

## HOME !! / INVESTMENT OPPORTUNITY !!

Fine 3 Bedroom, vinyl sided home situated on a 1+ acre park like setting located in Perry Twp & Perry Schools near Lohr Elementary School. Features carpeted living room w/ barn siding, eat-in kitchen w/ wood cabinets, range, refrigerator & dishwasher which leads to a 2-tier deck & backyard for those relaxing evenings. A Master bedroom & 2nd bedroom, ceramic tile bath w/ tub & shower all located on the first floor. Full walk-out lower level family room w/ gas fireplace & built-in bookshelves, 3rd bedroom, laundry room, Rheem forced air furnace w/central air, electric water heater, shower & water softener. The breezeway leads to 2 car attached garage, plus additional 1 ½ car garage / workshop. This home has vinyl replacement windows, was built in 1959 and the taxes only \$1,249.33 per half year. Home sells at Absolute Auction!! Look this one over and buy at your price!!



### 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:** Charlotte M. Jeffers, Owner & Brian Jeffers, Attorney-In-Fact

**Auction Conducted by:** Whipple Auction & Realty



*Thank you for voting for us!*



**Auctioneers/Realtors**  
**Scott I. Marino**  
&  
**Tom A. Marino, CAI, MRA**

