



**1238 Oxford Ave. NW, Canton, OH 44703**

**Online Only Estate Auction**

**[www.whippleauction.com](http://www.whippleauction.com)**

**2 Story – 3 BR – 1.5 BA**

**Investment / Fixer Upper!**

**STARTS: Monday, June 8, 2026**

**ENDS: Sunday, June 14, 2026 at 7:00pm**

**Canton City – Stark Co.**

**[1236 Oxford Ave. NW, Canton, OH 44703](http://www.whippleauction.com)**



1147 Whipple Ave NW  
Canton, OH 44708



SCAN THE CODE  
TO REGISTER  
FOR ONLINE  
BIDDING

# Online Bidding Begins June 8th

Investment/fixer upper located in Canton City Schools. 1,400 sq. ft. two-story home with 3 bedrooms and 1.5 Baths, basement & attic. Attic has some finished work. 1st floor includes living room (ceiling needs drywalled/finished), dining room w/wood pocket doors, kitchen (ceiling tiles missing due to work on upstairs plumbing) and a working half bath. 2nd floor has 3 bedrooms (ceilings w/water damage prior to new roof) and full bath (shower works but sink and toilet still need hooked up to plumbing). The roof, siding and windows are approximately 15 years old. There is a front porch, back deck and shared drive. No air conditioning. The gas stove stays. HWT is a lease. Public water & sewer. Current tenant has no lease in place and will be vacated prior to closing. Parcel #221965 with annual taxes of \$529 with Homestead Reduction.

## INCLUDED WITH THE SALE OF THE REAL ESTATE:

2002 Chrysler PT Cruiser - Not currently starting/running. Not verified but told it needs a battery and alternator; high-pressure oil line is pinched and needs replaced.



## 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:** Estate of Willard Cecil Spoon Jr. by Joseph A. Gallo, Executor. Stark Co. Probate #254925.

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



Joe Marino, Jr.  
Auctioneer/Realtor  
&  
Cheryl Feiock  
Realtor

