

ABSOLUTE AUCTION

WEDNESDAY, OCTOBER 8, 2025, 10:30 AM
REAL ESTATE SELLS AT 11:00 AM



REAL ESTATE



4-BEDROOM,
3-BATH BRICK
HOME W/ GARAGE
AND CONTENTS

3939 CLEVELAND AVE. SW,
CANTON, OH 44707



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Information is believed to be
accurate but not guaranteed.
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on location.

LIVE AUCTION WITH ONLINE BIDDING ON REAL ESTATE

Attention investors! Don't miss this great opportunity to own a versatile home with income potential. The main floor features two bedrooms, a full bath, kitchen & dining room, and a charming four-seasons room. The upper level offers additional bedrooms, a full bath, and a second kitchen, with private outdoor access perfect for conversion into a duplex. The mostly finished basement includes a third kitchen, full bath, salon, and multiple workspaces. A two-car garage adds to the property's appeal. While the home needs some updates, it's the perfect opportunity to finish it in your own unique style.

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.

Also Selling: Bench Vise; Anvil; Table Saw; Scroll Saw; Band Saw; Belt Sander; Jointer/Planer; Pressure Washer; Electric Motors; Blower Fan; Battery Charger; Yard Cart; Mower; Weed Eater; Refrigerator; Freezer; Furniture; Pet Cages; Litter Robot; Sweepers & Carpet Scrubber/Shampooers; Salon Equipment; Household.

Terms On Chattels: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard accepted. 10% buyer's premium on all sales, 4% waived for cash or check when paid sale day. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

Auction By Order Of: Thelma L. Kaser Trust



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