

AUCTION

THURSDAY, OCTOBER 16, 2025, 12:00 PM
REAL ESTATE SELLS AT 12:30 PM



REAL ESTATE



**LIVE AUCTION WITH ONLINE BIDDING
ON REAL ESTATE**



Real estate features a sided ranch home on (2) 52'x120' lots (corner lot). Main floor has 2-3 bedrooms, kitchen, living room, and full bath. Full basement with gas furnace, central A/C (needs replaced), and public utilities. Steel roof. Detached oversized 2-car garage with steel roof, and a steel 1-car garage, plus concrete driveway. Open auction day only beginning at 10:00 AM.

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.

Tools/Autos. Autos have all been sitting, no attempt was made to start any of them. All have clean Ohio titles. 1979 Mercedes Benz 450; 2000 Porsche 911; 1978 Cadillac Eldorado; 1997 Jaguar XK8; 1997 Land Rover LSE; 1979 Mercedes Benz 450SL; 2002 Dodge pickup; 1999 Porsche Boxster convertible; tools; toolboxes; hardware; nothing shown until auction day.

Terms On Chattels: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard accepted. 14% 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: Aaron A. Phillips, Administrator of the Daniel H. Flowers Estate, Stark Co. Probate case #251354

RANCH HOME ON CORNER WITH GARAGES

Project Autos, Tools

1351 3RD ST. SE,
MASSILLON, OH 44646



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KIKO Auctioneers



Scan for auction
details, including
directions.

All sells to settle
the estate on
location.