

# ABSOLUTE AUCTION

THURSDAY, OCTOBER 23, 2025, 5:30 PM



REAL ESTATE



## BRICK RANCH HOME ON 1.54 ACRES

Stark County, Lake Twp.,  
Lake LSD

8994 KENT AVE. NE,  
CANTON, OH 44721

### LIVE AUCTION WITH ONLINE BIDDING

#### AUCTION HIGHLIGHTS

- 1,840 Sq. Ft.
- 4 Bedrooms
- 3 Baths
- 30'x40' Pole Building

#### Also Selling Online Only Ending Oct. 24:

- 2006 Buick Lucerne W/ 80k Miles
- Toro Z Master Zero Turn
- Lawn Equipment
- Primitives, Antiques, Furniture



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### Real Estate Features:

What an opportunity to purchase this clean brick ranch home situated in the Lake Local School District. The large backyard of the 1.54-acre lot is all corn fields and country views. Stark County parcel number #1905807. Main level of the all brick ranch has a glazed tile two-car garage, large updated oak kitchen w/ dining area, spacious formal dining room, living room w/ stone fireplace, office/den w/ built ins and rear door access, full bath w/ laundry area, three bedrooms, cedar lined closet and additional full bath with double vanity. Second level has easy access floored attic storage with whole house A/C unit and exhaust fan. Downstairs you will find the full glazed tile basement comprising a family room w/ wood burning fireplace, full shower bath, storage/utility rooms, 4th bedroom, single car garage or workshop, gas hot water heat, and electric breakers. The home has a water well w/ reverse osmosis system and a septic system that passed inspection. The home was built in 1957 and has approx. 1,840 sq. ft. Real estate half year taxes are \$2,235. Major updates on the home include windows (2011) and roof shingles (2025). Out back you will find the 30' x 40' pole building with three overhead doors, concrete and electric. What a great property in a great location! Don't miss this one! Call Jeff for a private showing or the home will be open auction day starting at 4:00 PM.

### Terms On Real Estate:

5% 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:

The Yoder Living Trust



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