

# AUCTION

STARTS: THURSDAY, NOVEMBER 27, 2025, 10:00 AM  
ENDS: TUESDAY, DECEMBER 2, 2025, 12:00 PM



INVESTMENT  
PROPERTY



AUCTION #1



AUCTION #2

2 INVESTMENT  
HOMES & 1  
VACANT LOT  
IN NORTHEAST  
CANTON



AUCTION #3

AUCTION #1 - 1945 OTTO PL. NE  
AUCTION #2 - 1946 OTTO PL. NE  
AUCTION #3 - 2720 DALEFORD AVE. NE

[www.kikoauctions.com](http://www.kikoauctions.com) | 800.533.5456

Information is believed to be  
accurate but not guaranteed.  
KIKO Auctioneers



MLS



Scan for auction  
details, including  
directions.

All sells to settle  
the estate online  
only.

**Auction #1 – Four-Bedroom Home & Adjacent Vacant Lot**  
1945 Otto Pl. NE, Canton, OH 44704

Stark Co. parcels #234992 & #225497. Two parcels total. Four-bedroom, two-bath, two-story colonial built in 1909 with 1,456 sq. ft. living area. Vacant home in need of full renovation. Attached garage, public utilities. Adjacent vacant lot included. Canton City Schools. Total taxes: \$1,002.96 per year.

**Auction #2 – Three-Bedroom Home**

1946 Otto Pl. NE, Canton, OH 44704

Stark Co. parcel #210306. Two-story home built in 1904 featuring three bedrooms, one full bath, and one half bath. 1,499 sq. ft. total. Home is vacant. Detached garage, public utilities. Canton City Schools. Total taxes: \$835.38 per year.

**Auction #3 – Vacant Lot**

2720 Daleford Ave. NE, Canton, OH 44705

Stark Co. parcel #203348. Vacant 0.107-acre city lot with public utilities available. Total taxes: \$847.54 per year.

Great investment or redevelopment opportunities. Take advantage of this offering! Online bidding only, buy one or all!

**Terms On Real Estate:** 20% 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. Property to be sold as Separate Parcels and not to be offered as an Entirety.

**Auction By Order Of:** Ashley Edwards, Administrator of the James Billings Jr. Estate, Stark Co. Probate case #234549



**GEORGE P. KIKO**  
AUCTIONEER/REALTOR®  
330.418.1095  
george@kikocompany.com



**GEORGIA KIKO ADAMS**  
REALTOR®  
330.413.2815  
gadams@kikocompany.com



REALTORS  
AUCTIONEERS  
ADVISORS

Information is believed to be  
accurate but not guaranteed.  
KIKO Auctioneers

