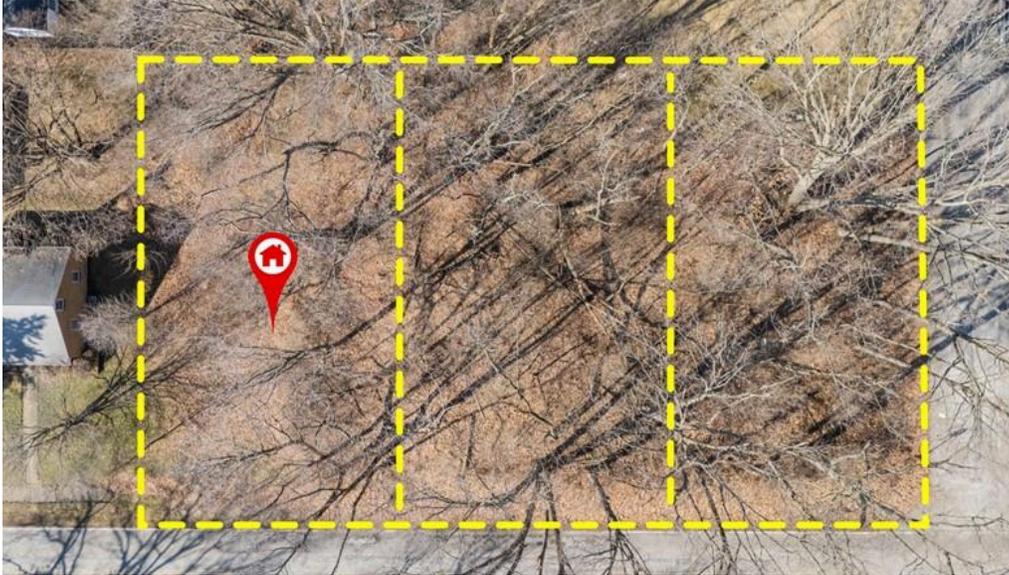


BIDDERS INFORMATION PACKET

REAL ESTATE AUCTION

TUESDAY, April 14th | 5:30PM



Lakeside Ave NW, Canton, OH 44708

PARCEL NUMBERS: 01400949, 1400948, 1400950

WALKABOUT DATE:

04/01/26 - 4:00-5:00PM

04/14/26 - 3:30PM



COLDWELL BANKER

**SCHMIDT
REALTY**

LISTING AGENT: TODD D. BOSLEY, AUCTIONEER/REALTOR

PHONE CALL / TEXT: **330-323-9775**

EMAIL: TODD.BOSLEY@CBSCHMIDTOHIO.COM

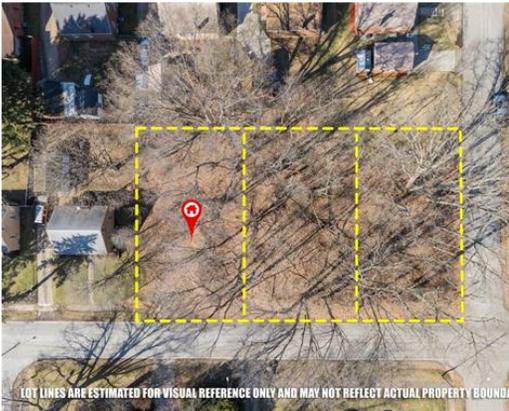


Lakeside Avenue NW, Canton, Ohio 44708

Buyer Full

MLS#: **5189793** Prop Type: **Land and Lots**
Status: **Active** Sub Type: **Residential**
Recent: 02/27/2026 : New Listing
Next Open House: Public: Wed Apr 1, 4:00PM-5:00PM

List Price: **\$1(Auc)**
DOM/CDOM: **11/11**



List Dt Rec: **02/27/2026**
Lot #:
Unit:
County: **Stark**

List Date: **02/27/2026**
Contg Dt:
Pend Dt:
Off Mkt Dt:
Close Dt:

Supplements (1)

Parcel ID: **TX 01400949 1400948 1400950**
Twp: **Canton Twp**
Subdiv: **Lakeside Manor**
School Dist: **Canton CSD - 7602**
\$/Acre: **\$2.26**

Directions: **From OH-687 W/Fulton RD NW Turn left onto Lakeside Ave NW**

Land Lease: **No Monthly Lot Rent**

Legal/Taxes

Taxes: **\$887** Tax Year: **2025** Assessment: **No** Homestead: **No**
Legal: **13 WH LAKESIDE MANOR**

Features

Waterfront:
Lots: **3** Lot Dim:
Association: **No** Front Feet:
Water: **None** Lot Sz Src: **Realist**
Parking: **Other** Lot Sz Acre: **0.44** Divisible:
Sewer: **None**

Remarks: **AUCTION DATE: TUESDAY, APRIL 14th, 2026 AT 5:30PM. You can preview this property at this "WALKABOUT" DATE: 04/01/26 - 4:00-5:00pm. Seller reserves the right to accept a pre-auction offer prior to auction day. Any inspections desired by a buyer are to be completed prior to auction day at buyer's expense. Contact Todd D. Bosley with any questions. POF are required. All information contained herein was derived from sources believed to be accurate, but not guaranteed. Seller reserves the right to accept an offer prior to deadline time. Buyer to perform their own due diligence regarding the property, including but not limited to well and septic systems, buildability, zoning, utilities, and any other matters deemed important by Buyer. Property Sold Where Is-As Is. Multi-Parcel Process may be used.**

Listing/Contract Info

Possession: **Time of Transfer**
List Terms: **Cash, Conventional**
Concessions:
Special Listing Conditions: **Auction**
Close Date:
Closed By:

Close Price:
Seller Pd Closing Costs:

Presented By: **Todd Bosley**
Primary: **330-323-9775**
Fax: **330-497-0885**
E-Mail: **Todd.Bosley@CBSchmidtOhio.com**
03/10/2026 Web:

Coldwell Banker Schmidt Realty
4200 Munson Street NW
Canton, Ohio 44718
330-497-3115
Fax: **330-497-0885**
See our listings online:
www.cbschmidtohio.com

Information is Believed To Be Accurate But Not Guaranteed Date Printed: 03/10/2026 01:57 PM
Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.

0.15 Acre

108'

60'

1400950

60'

108'

0.15 Acre

60'

1400949

60'

108'

0.15 Acre

60'

1400948

60'

108'

de Ave NW

Lakeside Ave NW

Lakeside Ave NW

La



AGENCY DISCLOSURE STATEMENT



The real estate agent who is providing you with this form is required to do so by Ohio law. You will not be bound to pay the agent or the agent's brokerage by merely signing this form. Instead, the purpose of this form is to confirm that you have been advised of the role of the agent(s) in the transaction proposed below. (For purposes of this form, the term "seller" includes a landlord and the term "buyer" includes a tenant.)

Property Address: Lakeside Ave NW, Canton, OH 44708

Buyer(s): _____

Seller(s): Anna C Reed

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by _____, and _____
AGENT(S) BROKERAGE

The seller will be represented by _____, and _____
AGENT(S) BROKERAGE

II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

If two agents in the real estate brokerage _____ represent both the buyer and the seller, check the following relationship that will apply:

Agent(s) _____ work(s) for the buyer and Agent(s) _____ work(s) for the seller. Unless personally involved in the transaction, the principal broker and managers will be "dual agents," which is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information.

Every agent in the brokerage represents every "client" of the brokerage. Therefore, agents _____ and _____ will be working for both the buyer and seller as "dual agents." Dual agency is explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____

III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) Todd Bosley, Justin Deck, Morgan Bosley, Justine McNeal and real estate brokerage Coldwell Banker Schmidt Realty will

be "dual agents" representing both parties in this transaction in a neutral capacity. Dual agency is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____

represent only the (check one) seller or buyer in this transaction as a client. The other party is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

CONSENT

I (we) consent to the above relationships as we enter into this real estate transaction. If there is a dual agency in this transaction, I (we) acknowledge reading the information regarding dual agency explained on the back of this form.

BUYER/TENANT DATE

Anna C Reed
SELLER/LANDLORD DATE

BUYER/TENANT DATE

SELLER/LANDLORD DATE

DUAL AGENCY

Ohio law permits a real estate agent and brokerage to represent both the seller and buyer in a real estate transaction as long as this is disclosed to both parties and they both agree. This is known as dual agency. As a dual agent, a real estate agent and brokerage represent two clients whose interests are, or at times could be, different or adverse. For this reason, the dual agent(s) may not be able to advocate on behalf of the client to the same extent the agent may have if the agent represented only one client.

As a dual agent, the agent(s) and brokerage shall:

- Treat both clients honestly;
- Disclose latent (not readily observable) material defects to the purchaser, if known by the agent(s) or brokerage;
- Provide information regarding lenders, inspectors and other professionals, if requested;
- Provide market information available from a property listing service or public records, if requested;
- Prepare and present all offers and counteroffers at the direction of the parties;
- Assist both parties in completing the steps necessary to fulfill the terms of any contract, if requested.

As a dual agent, the agent(s) and brokerage shall not:

- Disclose information that is confidential, or that would have an adverse effect on one party's position in the transaction, unless such disclosure is authorized by the client or required by law;
- Advocate or negotiate on behalf of either the buyer or seller;
- Suggest or recommend specific terms, including price, or disclose the terms or price a buyer is willing to offer or that a seller is willing to accept;
- Engage in conduct that is contrary to the instructions of either party and may not act in a biased manner on behalf of one party.

Compensation: Unless agreed otherwise, the brokerage will be compensated per the agency agreement.

Management Level Licensees: Generally, the principal broker and managers in a brokerage also represent the interests of any buyer or seller represented by an agent affiliated with that brokerage. Therefore, if both buyer and seller are represented by agents in the same brokerage, the principal broker and manager are dual agents. There are two exceptions to this. The first is where the principal broker or manager is personally representing one of the parties. The second is where the principal broker or manager is selling or buying his own real estate. These exceptions only apply if there is another principal broker or manager to supervise the other agent involved in the transaction.

Responsibilities of the Parties: The duties of the agent and brokerage in a real estate transaction do not relieve the buyer and seller from the responsibility to protect their own interests. The buyer and seller are advised to carefully read all agreements to assure that they adequately express their understanding of the transaction. The agent and brokerage are qualified to advise on real estate matters. **IF LEGAL OR TAX ADVICE IS DESIRED, YOU SHOULD CONSULT THE APPROPRIATE PROFESSIONAL.**

Consent: By signing on the reverse side, you acknowledge that you have read and understand this form and are giving your voluntary, informed consent to the agency relationship disclosed. If you do not agree to the agent(s) and/or brokerage acting as a dual agent, you are not required to consent to this agreement and you may either request a separate agent in the brokerage to be appointed to represent your interests or you may terminate your agency relationship and obtain representation from another brokerage.

Any questions regarding the role or responsibilities of the brokerage or its agents should be directed to:

Ohio Department of Commerce
Division of Real Estate & Professional Licensing
77 S. High Street, 20th Floor
Columbus, OH 43215-6133
(614) 466-4100





COLDWELL BANKER
SCHMIDT REALTY

VACANT LAND PROPERTY DISCLOSURE FORM



1 SELLER(S) Name(s) Anna C Reed
2 Property Address: Lakeside Ave NW, Canton, OH 44708

3 This document is a good faith statement of condition of the above property, as it is known by the SELLER as of the
4 date completed. It is not a warranty of the condition of the Property. The SELLER makes the following disclosures
5 with the understanding that prospective BUYERS may rely of the information as a description of the property to the
6 best of the SELLER'S knowledge. BUYERS are advised to determine for themselves whether this property is suitable
7 and zoned for their intended use.

8 The SELLER does not possess any expertise in construction, architecture, engineering, or any other specific areas
9 related to the construction, condition, or improvements of this property. The following are representations made by
10 the SELLER and are not the representations of the SELLER'S agent. This is not a warranty by the SELLER or the
11 SELLER'S agent. BUYER agrees to hold the listing broker and their agents harmless for any errors or misstatements
12 made by the SELLER on this form.

13 The SELLER will describe the condition of the property to the best of her or his knowledge.

14 A. Are the boundary lines of your parcel marked in any way? Yes No Unknown

15 If yes, please describe _____
16 Fence line

17 B. Do you know of any encroachments, easements, shared driveways, party walls, or similar conditions that may
18 affect title to the property? Yes No Unknown

19 If yes, please describe _____
20

21 C. Has there ever been an environmental audit or assessment of the soil? Yes No Unknown

22 If yes, please describe _____
23

24 D. Has there ever been any hazardous substances or chemicals stored or spilled on the Property?

25 Yes No Unknown

26 If yes, please describe _____
27

28 E. Has the Property been tested for any environmental contaminants or radon gas? Yes No Unknown

29 If yes, please describe _____
30

31 F. Are you aware of any violations of other federal or state Environmental Protection Agency rules or regulations?

32 Yes No Unknown

33 If yes, please describe _____
34

35 G. Has a soil scientist's test been performed on the Property? Yes No Unknown

36 If yes, please describe _____
37

38 H. Do you know of any flooding, drainage or grading problems on the Property? Yes No Unknown

39 If yes, please describe _____
40

41 **Property Address** Lakeside Ave NW, Canton, OH 44708

42 I. Has the property ever been designated as a wetland by any federal or state governmental agency?

43 Yes No Unknown

44 If yes, please describe _____

45

46 J. Is the property located on a federally designated flood plain?

Yes No Unknown

47 If yes, please describe _____

48

49 K. Do you know of any violations of local, state or federal laws, building codes and/or zoning ordinances affecting the
50 property?

Yes No Unknown

51 If yes, please describe _____

52

53 L. Are there currently any subsurface rights, mineral rights, oil, gas or other leases affecting the property?

Yes No Unknown

54 If yes, please describe _____

55

57 M. Is the property currently valued for agricultural use by the county auditor?

Yes No Unknown

58 If yes, please describe _____

59

60 N. Is the property subject to any Agricultural Tax Recoupments (C.A.U.V.)?

Yes No Unknown

61 If yes, please describe _____

62

63 O. Do you know of any excessive settling, slippage, sliding, erosion, or other soil stability problems on the property?

Yes No Unknown

64 If yes, please describe _____

65

67 P. Are there any improvements to the Property?

Yes No Unknown

68 If yes, please describe _____

69

70 Q. Are there any pending lawsuits, foreclosures, divorce actions, tax liens, proposed assessments, utility or mechanics
71 liens, or materialmen's liens, which could affect title to the property?

Yes No Unknown

72 If yes, please describe _____

73

74 R. Has there been notice of any revaluation of the property or change in the value or assessments during the last
75 twelve months?

Yes No Unknown

76 If yes, please describe _____

77

78 S. Are there any property tax abatements or assessments on the property?

Yes No Unknown

79 If yes, please describe _____

80

81 **Property Address** Lakeside Ave NW, Canton, OH 44708

82 T. Are there any landfills or dumps (compacted or otherwise) in the neighborhood, on the property or any portion
83 thereof? Yes No Unknown

84 If yes, please describe _____
85 _____

86 U. Has there been major damage to the property from fire, earthquake, flood, tornado, mine subsidence, or other
87 event? Yes No Unknown

88 If yes, please describe _____
89 _____

90 V. Are there or have there ever been any active, opened, or closed water, natural gas or oil wells?
91 Yes No Unknown

92 If yes, please describe _____
93 _____

94 W. Are there or have there ever been any underground storage tanks on the property?
95 Yes No Unknown

96 If yes, please describe Dominion Energy has a capped storage that is not in use
97 _____

98 X. Other Yes No Unknown
99 If yes, please describe _____
100 _____
101 _____

102 Broker is hereby authorized to supply this document to the Multiple Listing Services, to prospective BUYERS, and to
103 any person or entity in connection with the actual or anticipated sale of the property. The information is provided by
104 the SELLER. It is not a warranty of any kind by the SELLER or the SELLER'S Agent(s). The information provided
105 is not intended to replace independent professional inspections by the BUYER.

106 The information contained herein is true and correct to the best of SELLER'S knowledge and, except as stated above,
107 no material problems exist with respect to the property as of the date below. SELLER further agrees to notify the
108 BUYER of any additional items, which may become known prior to recording of the Deed. SELLER hereby
109 acknowledges receipt of this document.

110 *Anna O'Reed* dotloop verified
02/22/26 5:06 PM EST
W110-VROA-RCT9-EMXQ _____
111 SELLER Date SELLER Date

112 BUYER hereby acknowledges receipt of the SELLER'S Description of the Property. BUYER understands that this
113 information is a description of the Property to the best of the SELLER'S knowledge and is not a warranty of any kind
114 by SELLER or SELLER'S agent. BUYER hereby acknowledges that the information contained herein is not a
115 substitute for any independent professional inspections that BUYER may wish to obtain. BUYER further
116 acknowledges that the REALTORS involved in this transaction made no representations that are inconsistent to the
117 forgoing statements of the SELLER.

118 _____
119 BUYER Date BUYER Date

Unrepresented Buyer Acknowledgement

Customer: A party to a real estate transaction who may receive information from a real estate agent but is **NOT** represented by that agent.

This Unrepresented Buyer Acknowledgement (the “Acknowledgement”) is made by _____ (“Buyer”) regarding the property located at Lakeside Ave NW
Canton, OH 44708 _____ (the “Property”).
Coldwell Banker Schmidt Realty represents the seller of the Property.

1. **BUYER IS UNREPRESENTED.** Buyer is not currently represented by, or otherwise working with, a real estate agent.
2. **COLDWELL BANKER SCHMIDT REALTY REPRESENTS SELLER ONLY, NOT BUYER.** Coldwell Banker Schmidt Realty does not represent Buyer or Buyer’s interests. Coldwell Banker Schmidt Realty solely represents the interests of the seller of the Property.
3. **NO AGENCY RELATIONSHIP WITH COLDWELL BANKER SCHMIDT REALTY.** There is no agency relationship between Buyer and Coldwell Banker Schmidt Realty. In the course of representing the seller of the Property, Coldwell Banker Schmidt Realty may perform several real estate activities including, without limitation, the following:
 - Answer questions about the Property;
 - Hold open houses of the Property;
 - Conduct tours of the Property;
 - Transcribe a prospective buyer’s offer terms into contract form (although Buyer agrees it remains Buyer’s sole responsibility to review, complete, understand, and sign such contracts).

Neither those activities nor this Acknowledgement create an agency relationship between Buyer and Coldwell Banker Schmidt Realty. If, at a later date, Buyer would like to be represented by a Coldwell Banker Schmidt Realty agent in Buyer’s efforts to purchase this Property or a different property, then Buyer will enter an agency agreement with Coldwell Banker Schmidt Realty at that time. Unless and until Buyer enters an agency agreement with Coldwell Banker Schmidt Realty, Buyer understands and agrees that Coldwell Banker Schmidt Realty does not represent Buyer’s interests in the purchase of this Property or any other property.

4. **OPPORTUNITY TO CONSULT WITH AGENT.** Buyer understands that real estate transactions are complex and that real estate agents can provide valuable services in guiding their clients through the real estate transaction process. Buyer acknowledges that by deciding to remain unrepresented, Buyer (and Buyer’s attorney, if applicable) will be solely responsible for reviewing and understanding all contracts and documents pertaining to the Property or any other transaction. Buyer understands that Buyer is free to work with a real estate agent of Buyer’s choosing; however, Buyer has independently decided to remain unrepresented at this time. If Buyer later decides to engage a real estate agent in connection with the Property, Buyer will instruct their agent to immediately contact the Coldwell Banker Schmidt Realty agent listing the Property.
5. **NO WARRANTIES OR REPRESENTATIONS BY COLDWELL BANKER SCHMIDT REALTY.** Coldwell Banker Schmidt Realty makes no warranties or representations regarding the value of or the suitability of the Property for Buyer’s purpose. Buyer acknowledges that Buyer is solely responsible for making all inspections and investigations necessary to satisfy Buyer as to the Property’s suitability and value. Buyer acknowledges it is Buyer’s responsibility to research and verify, to Buyer’s satisfaction, the school district, zoning codes and designations, taxes associated with the Property, the existence of property permits, public records, information about proposed or planned construction or development, the existence of conservation restrictions or any other restrictions, etc. Buyer acknowledges that Buyer is responsible for obtaining Buyer’s own real estate, legal, and tax advice regarding the Property and any related transaction, and Buyer is not relying on Coldwell Banker Schmidt Realty for such matters.

Buyer understands and agrees to the terms and conditions of this Acknowledgement.

Buyer Signature Date _____

Print Name _____

Buyer Signature Date _____

Print Name _____



RELEASE & HOLD HARMLESS AGREEMENT

Date: _____
Property Address: Lakeside Ave NW, Canton, OH 44708
Listing Broker: Coldwell Banker Schmidt Realty

The undersigned acknowledges that; the seller has disclosed to the Undersigned that the condition of the property has a risk of personal injury or death; and the Undersigned desires and intends to enter the property for the purpose of viewing, inspecting, or making repairs to said property.

Therefore, having been advised of the possible health risks and having conducted independent inquiries with appropriate professions, if desired, the Undersigned elects to enter the subject property.

The Undersigned, having read this Release and Hold Harmless Agreement ("Agreement"), in consideration of being granted access to the Subject Property hereby agrees to release and hold harmless Seller, its agents, employees, contractors, and representatives from and against any claims, damages, losses, costs or expenses of any kind, financial or otherwise, sustained or arising from the Undersigned's entry onto and physical inspection of the Subject Property.

The undersigned seller acknowledges that the below licensed agent may or may not actually accompany the buyer inside the house.

THE UNDERSIGNED HAVE READ THE FOREGOING AGREEMENT AND FULLY UNDERSTAND IT:

BUYER SIGNATURE DATE

SELLER SIGNATURE DATE

BUYER SIGNATURE DATE

SELLER SIGNATURE DATE

SHOWING AGENT CERTIFICATION

I agree that I will not allow any other person to have access to the property unless they have signed and listed their names(s) on this form. I agree that I will accompany these persons while at the property and that I will not publish or disclose the lockbox code to anyone.

Showing Agent:

Printed Name: Todd D. Bosley

Company Name: Coldwell Banker Schmidt Realty

Phone Number: 330-323-9775 Email Address: Todd.Bosley@CBSchmidtOhio.Com