

BIDDERS INFORMATION PACKET

REAL ESTATE AUCTION

TUESDAY, April 14th | 4:30PM



W. Park Ave NW, Canton, OH 44708

PARCEL NUMBERS: 06000276 & 1500790

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



REAL ESTATE AUCTION RULES

Date of Auction: 04/14/2026 Time of Auction: 4:30PM PPN 1500790 & 600276

Property Address: W. Park Ave NW, Canton, OH 44708

1. The Property is being sold in its present condition with no warranties, whatsoever, except title, which is to be clear and marketable. It is being sold “as-is where-is – in its present condition”. **All inspections of property shall have been done prior to bidding.** Each bidder is relying on his/her own inspection of the real estate for its physical conditions, character, suitability for purchaser’s intended use, or for any other purpose and is not relying upon any representation of Coldwell Banker Schmidt Realty or its employees, agents, representatives, or staff.
2. This is a Reserve Auction, which means that the seller reserves the right to establish a stated minimum bid (reserve price), the right to reject or accept any or all bids under the minimum bid, or the right to withdraw the real estate at any time prior to completion of the auction by the auctioneer. Once the highest bid is received today, it will be presented to the seller and they may: 1) if the bid is at or above the reserve price the seller will accept the bid – the property is sold, 2) if the bid is below the reserve price the seller may reject the bid and the property does not sell, or 3) if the bid is below the reserve price, the seller may make a counter offer and negotiations begin.
3. Successful bidders must sign a purchase agreement, auction addendum, and agency disclosures copies of which are included in the bidder’s packet immediately at the end of the auction. The final contract sales price will consist of the final bid price plus a 10% Buyer’s Premium payable by buyer. The successful bidder must provide a non-refundable deposit of 10% of the final bid price via personal check, money order, certified bank, or cashiers check immediately at the end of the auction. The remaining balance to paid within 45 days from the sale date.
4. This sale is **not subject to any contingencies**, including but not limited financing, inspections, or appraisals. Buyer acknowledges that he/she had the opportunity to inspect the Property before the auction and waives the right to any further inspections. If buyer fails to perform for any reason, the non-refundable deposit of 10% will be forfeited as liquidated damages. Buyer understands the purchase is not contingent on an appraisal, so in the event buyer’s financing appraisal price is inadequate, buyer will pay the difference at closing.
5. Successful bidder may pay cash at closing or may utilize **conventional** financing only; however the sale is not contingent on the buyer obtaining financing, or the appraisal of the property.
6. All potential buyers who become bidders at this auction have received copies of these rules, had them orally presented to them on auction day, and by placing their bids agree to be bound by these rules – these rules serve as an addendum to the purchase agreement.
7. Unless otherwise agreed to in writing, Coldwell Banker Schmidt Realty represents the seller only, and not the buyer.
8. Any unsold chattel shall remain with the property and shall become the property of the buyer; the seller shall bear no responsibility for its removal.
9. Closing and associated title work shall be completed by Chicago- ACT Title at located at 3560 West Market Street #105, Fairlawn, Ohio 44333 (330.253.6121).
10. Please be advised that Coldwell Banker Schmidt Realty records all auction proceedings to ensure the protection of all parties involved.

Bidder #

Bidder #

Bidder Name

Bidder Name

Bidder Signature

Date

Bidder Signature

Date



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: W. Park Ave NW, Canton, OH 44708

Buyer(s): _____

Seller(s): Anna Christine Reed, Trustee of Daniel L Vinton Trust

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 Christine Reed, Trustee of Daniel L Vinton Trust
2 Property Address: W. Park 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 _____

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?

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?

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** W. Park 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?

47 Yes No Unknown

48 If yes, please describe _____

49 _____

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

50 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?

54 Yes No Unknown

55 If yes, please describe _____

56 _____

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

58 Yes No Unknown

59 If yes, please describe _____

60 _____

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

61 Yes No Unknown

62 If yes, please describe _____

63 _____

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

64 Yes No Unknown

65 If yes, please describe _____

66 _____

67 P. Are there any improvements to the Property?

68 Yes No Unknown

69 If yes, please describe _____

70 _____

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

71 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 twelve months?

75 Yes No Unknown

76 If yes, please describe _____

77 _____

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

79 Yes No Unknown

80 If yes, please describe _____

81 **Property Address** W. Park 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 _____
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 4:58 PM EST
2P40-AQWB-Q3EB-YILN _____
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

W Park Avenue NW, Canton, Ohio 44708

Buyer Full

MLS#: **5189802**

Status: **Active**

Recent: **02/27/2026 : New Listing**

Next Open House: **Public: Wed Apr 1, 4:00PM-5:00PM**

Prop Type: **Land and Lots**

Sub Type: **Residential**

List Price: **\$1(Auc)**

DOM/CDOM: **3/3**



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 06000276 1500790**

Twp: **Plain Twp**

Subdiv:

School Dist: **Canton CSD - 7602**

\$/Acre: **\$7.50**

Directions: **Whipple Ave to 12th St NW. Left onto W Park Dr NW/West Park Ave NW.**

Land Lease: **No Monthly Lot Rent**

Legal/Taxes

Taxes: **\$1,277** Tax Year: **2025**

Assessment: **No**

Homestead: **No**

Legal: **31 SW .06A (SEE ALSO 1500790)**

Features

Waterfront:

Lots: **1**

Association: **No**

Water: **None**

Parking: **None**

Lot Dim:

Front Feet:

Lot Sz Src: **Realist**

Lot Sz Acre: **0.13**

Divisible:

Sewer: **None**

Remarks: **AUCTION DATE: TUESDAY, APRIL 14th, 2026 AT 4:30PM. You can preview this property at this "WALKABOUT" DATE: 04/01/26 - 4:00-5:00pm and Auction Day 4/14/26 at 3:30pm. 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. Property Sold Where Is-As Is.**

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 D. Bosley

Primary: 330-323-9775

Fax: 330-497-0885

E-Mail: Todd.Bosley@CBSchmidtOhio.com

Web:

03/02/2026

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: 03/02/2026 01:20 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.



