



AUCTION

LEADING THE INDUSTRY SINCE 1945

SATURDAY – FEBRUARY 4, 2017 – 11:00 AM
OPEN HOUSE ON WEDNESDAY
JANUARY 25, 2017 – 4:00-6:00 PM

Sprawling Brick Ranch Home With In-Law Suite

5,300 SQ. FT. – POLE BARN – HORSE BARN – SHOP

On 8 Acres – Plus 12.88 Acres Adjacent Vacant Land Tract
Jackson Twp. – Stark County, OH – Jackson Local Schools

Absolute auction, all sells to the highest bidder on location:

8100 LUTZ AVE. NW, MASSILLON, OH 44646

Directions: From I-77 take Portage St. west to Lutz Ave., and go north to auction OR take Lutz Ave. south of Mt. Pleasant St.
Watch for KIKO signs.



PARCEL #1: Features a quality brick ranch home on 8 acres. Long concrete driveway. Beautiful setting. Main floor having a custom cherry kitchen w/ stainless KitchenAid appliances, granite countertops & oak parquet flooring, dining room w/ bay window, cherry china cabinet w/ wet bar & oak hardwood floors, family room w/ stone gas fireplace & oak floors, and formal dining room w/ oak floors leading to formal sunken living room w/ oak floors. Large owner's suite with large full bath having a garden tub, huge double shower, separate powder sink, and (2) walk-in closets. (2) additional bedrooms and (2) additional full baths. Nice main floor laundry room w/ white cabinets. Attached in-law suite w/ a large full bath with a garden tub, shower, dual sinks, and walk-in closet. Spiral staircase to loft w/ balcony. Finished basement having a full cherry kitchen w/ appliances, living room w/ fireplace, rec room, and a full bath. 4" crown molding throughout main floor. New carpeting in bedrooms. Wired for generator backup. (2) gas FA furnaces & AC. Security system, whole-house stereo, and poured concrete foundation. Attached 3-car garage w/ glazed tile walls & Nature Stone flooring. Rear attached sunroom w/ Nature Stone flooring plus a rear paver brick patio & gazebo. Very well maintained home with terrific setting. Outbuildings include: a good 40'x80' pole barn w/ double sliding doors, small overhead door, concrete, electric, and RV plug in, 28'x36' Yankee barn w/ 2 overhead doors, concrete, electric, and RV plug in, and original 2-story Yankee barn w/ 2 horse stalls, hay loft, tack room, attached 40'x78' shop, half heated, concrete, electric, water, sliding door, and farm office. Room for pasture and/or small fields. Jackson Local Schools. Parcel #1615395.

Information is believed to be accurate but not guaranteed.



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PARCEL #2: Adjoining 12.88-acre hideaway parcel. Mostly open, tillable land. Frontage on Lutz Ave. Parcel #1630346.

NOTE: Parcels sold separately only; not offered as a unit. Buy one or both. Home will be open for viewing on Wednesday – January 25, 2017 - 4:00-6:00 PM and auction day beginning at 9:00 AM. A very nice property ready for a new owner.

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, which goes to the seller. 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: Sam & LeeAnne Stuhlmiller

AUCTIONEER/REALTOR:

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