



AUCTION

LEADING THE INDUSTRY SINCE 1945

TUESDAY – JUNE 12, 2018 – 5:00 PM
REAL ESTATE SELLS AT 5:30 PM

Nice Ranch Home & Large Shop On 3.81 Acres **PLUS 2-CAR GARAGE – OUTBUILDINGS & PASTURE**

Paris Twp. – Stark Co., OH – No Zoning

Also Selling: 1953 Case Tractor – Cub Cadet Mower – Tools – Furnishings

Owners are downsizing. Absolute auction, all sells to the highest bidders on location:

11052 LINCOLN ST. SE, EAST CANTON, OH 44730 (ROBERTSVILLE, OH)

Directions: Take US RT 30 east of East Canton or west of Minerva to Robertsville and address. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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Well-maintained property, clean home & buildings. Real estate (parcel #4100148) comprises nice hideaway 3.81 acres with manufactured ranch home built in 1996. Large open floor plan with living room, dining room, and kitchen. Master bedroom w/ master bath, two additional bedrooms w/ full bath, and office. First-floor laundry. Appliances transfer. Oil heat, well, and septic. Larger rear deck and covered front patio.

Outbuildings include: 24'x24' 2-car garage, rear addition shop building 32'x140' insulated, concrete, half bath and elec. large overhead door, rear attached 18'x40' garage/woodshop with office room, and additional barn, 20'x20' with porch and 3-sided animal barn, ideal for horse or 4-H projects.

Taxes are \$785.87 per half year. Paris Twp. with no zoning. You'll like these buildings. Home has new roof (2015), large shop building new roof (2017), and small barn new roof (2016). All mineral rights transfer.

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.

TRACTOR – TOOLS: Nice 1953 Case DC tractor w/ Eagle hitch plus 3x14" plow – Cub Cadet 1050 riding mower, 50" deck, 569 hrs. – Lift boom – Lawn carts – Shop vac – Small meat grinder – Platform scales – Corn sheller – Delta bandsaw – Delta sander – Chop saw – Dbl. grinder – Drill press – Potting bench – Porch swing – Glider – Air compressor – Troy-Bilt Tuffy rototiller – Lg. lawn roller – Approx. 6'x10' utility trailer – Bicycles – Gardening supplies – Bedroom suite – Primitive tools, pulleys, bucksaw, hay knives, hay harpoon, etc.

TERMS ON CHATTELS: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard accepted. 4% buyer's premium on all sales, 4% waived for cash or check. Information is believed to be accurate but not guaranteed.

AUCTION BY ORDER OF: Bill & Jane Tuttle



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