



# AUCTION

LEADING THE INDUSTRY SINCE 1945

**THURSDAY – APRIL 11, 2019 – 4:30 PM**  
**REAL ESTATE SELLS AT 5:00 PM**

## Shetler Family Trust

**AUCTION #1: CLEAN 1-OWNER RANCH HOME W/ GARAGE**

**AUCTION #2: VACANT BUILDING LOT W/ SEWER**

Stark Co. – Massillon, OH

Also Selling: Generator – Furniture – Household

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

**2980 SUNNYBROOK ST. NW, MASSILLON, OH 44647**

**Directions:** Take RT 30 west of Massillon to the SR 241 exit, go north to Millersburg Rd., then go left to Greendale Ave., go north to Raynell St., then west to Harmony and north to Sunnybrook. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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**AUCTION #1:** Super clean & well cared for 1-owner ranch home built in 1960. 2-car attached garage, vinyl sided, and fenced backyard w/ nice concrete patio. Main level has 3 bedrooms, full bath, large living room w/ fireplace, kitchen, and dining room. Approx. 1,416 SF living area. Full basement w/ updated hot water heat plus central air system, breaker elec., laundry area, and unfinished rec room w/ fireplace. You'll like this home. Nice concrete drive, quiet street, and close proximity to Massillon Middle School. Taxes are \$1,145.21 per half year. Home has city water & county sewer. Home open auction day at 12:00 PM.

**AUCTION #2:** Nice 100' x 200' vacant lot, adjoins auction #1. Sewer and water at street. Massillon Schools. Taxes are \$172.16 per half year. Walk this lot anytime.

**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.

**FURNISHINGS:** Troy-Bilt 5500-watt gas generator – Shop vac – Step ladder – Garden tools – Toolbox – Hand tools – Gate-leg table – Dining table w/ 4 chairs & china hutch – Clean sofa & loveseat – End tables – Lamps – Oak bedroom suite – Dicken's Village houses – Victory 3-wheel elec. scooter – Oak washstand – Mantle clock – Pfaltzgraff china – Dbl. bed – Speed Queen washer & elec. dryer – Oak highboy – quilts – Early claw-foot recliner chair – Jug – Child's rocker – Sewing cabinet.

**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:** Shetler Family Trust



Auctioneer/Realtor®  
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