



AUCTION

LEADING THE INDUSTRY SINCE 1945

Monday – June 24, 2019 – 4:00 PM
Real Estate Sells At 5:00 PM

Karl Herman Jr. Estate Auction

3.48 AC HANDYMAN BLOCK HOME/GARAGE

Plus Nice 2004 36' x 58' Workshop – Canton Twp. – Stark Co. – Also Selling: F250 & F350 Work Trucks – Auto Lifts – JD Diesel 50KW Generator – 1930 Ford Roadster Shop Tools – Trailer – Forklift – Lathe – Milling Machine – Surface Grinder

All sells to settle the estate on location:

3997 Baum St. SE, Canton, OH 44707

Directions: Take SR 43 south of US RT 30 or north of Waynesburg to Baum St. then west to address. Watch for KIKO signs.

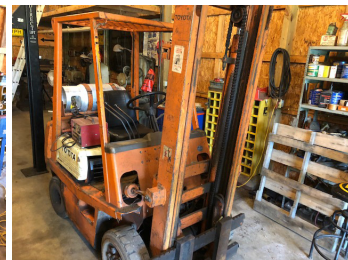


Information is believed to be accurate but not guaranteed.



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Unique opportunity with this property! Hobby enthusiasts take a look! Real estate features 3.48 acres level land w/ easy access to SR 43. Improvements include good 36' x 58' pole barn w/ 12' overhead door, insulated ceiling, concrete & electric, built 2004, vinyl sided, shingle roof. Also nearly 1,500 SF block building converted to residence, covered front porch, 2 bedrooms, kitchen, full bath, living room. Oil FA furnace plus wood burner. Rear garage & shop areas. Canton Local Schools. Taxes are \$1,016 per half year.

NOTE: Home & shop open auction day at 2:00 PM. Come prepared to buy!

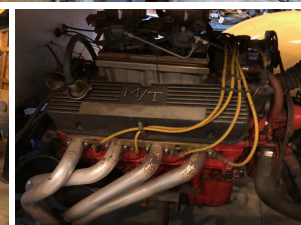
TERMS ON REAL ESTATE: 10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price, which goes to the seller. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed. Property to be sold as an Entirety and not to be offered in separate parcels.

TRUCKS – TOOLS – EQUIPMENT: 2005 Ford F350 4x4 w/ 11' utility body & accessory fuel tank, auto, 132K mi. – 2000 Ford F250 4x4 diesel work body, 222K mi. – 1930 Ford roadster runs & drives – 1940 Oldsmobile project car – 1993 Ford F150 truck 42 auto, 123K mi. – 2009 Hudson 16' x 2' Beavertail trailer, 10,800GVW – JD diesel generator 50KW, 6cyl engine – Toro Groundmaster 325 diesel mower, 2,400 hrs. – Toro 328 diesel mower, 896 hrs. – (2) 9,000-lb. "direct lift" 4-post auto lifts – Bridgeport milling machine – Delta 14" lathe – Abrasive Machine Co. horiz. surface grinder – Toyota LP gas 4,000-lb. towmotor – Craftsman stack toolbox – airtools – hand tools – Craftsman comm. stack toolbox – sockets – wrenches – Lincoln welder – acetylene outfit – gas power washer – shop press – blasting cabinet – torpedo heater – wire – hose – swisher trail mower – air comp – etc.

NOTE: Lunch available. Come prepared to buy!

TERMS ON CHATELS: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card accepted. 4% buyer's premium on all sales; 4% waived for cash or check. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

AUCTION BY ORDER OF: Richard Yates, Executor of the Karl Hermann Jr. Estate, Stark Co. Probate Case #234469



Auctioneer/Realtor®
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