



AUCTION

LEADING THE INDUSTRY SINCE 1945

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SATURDAY - JUNE 10, 2023 - 9:30 AM
REAL ESTATE SELLS AT 10:00 AM

Three Bedroom, Three Full Bath Home
(2) Outbuildings On 6.1 Acres
Ford 2000 Loader Tractor - Gravely PM260 Zero Turn

LAWRENCE TWP. - TUSLAW LSD

Brush Hog - Tools - Hardware
Firearms, Ammunition, Hunting Items & More!

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

11480 ORRVILLE ST. NW, MASSILLON, OH 44647



Information is believed to be accurate but not guaranteed. KIKO Auctioneers

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REAL ESTATE: Clean three-bedroom home with three full baths situated on 6.1 acres in Lawrence Twp. Tuslaw schools. Very private and quiet with park like setting! The interior of the home features primary bedroom with full bath, two bedrooms with a full bath located in the hallway, and remodeled kitchen with lots of cabinet and counter space! Dining room and large family room with access to the three-season room. Finished office/extra bedroom located in basement. Updated forced air furnace and A/C. Water softener, stove, refrigerator, washer, and dryer transfer to the new homeowner! 30' x 32' five-course block building with concrete flooring, gas forced air furnace, water, 6" ceiling insulation, 3.5" wall insulation, and insulated block. 10' ceiling with 9' x 16' door with lift master opener. 30' x 30' pole barn with electric, water and loft with approx. 10' x 30' lean to. Sellers have owned the property for over 20 years and have decided to down-size and retire, great opportunity. Clean and well-maintained home, check it out!

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. 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 - ZERO-TURN - TOOLS: Ford 2000 Diesel Loader Tractor - Gravely PM 260 Zero Turn - 5' Heavy Duty 3pt. Brush Hog - Weed Eaters - Machinist Tooling - Large Wrench Set - Hand Tools - Dolly - Homemade Heavy-Duty Winch - Radial Arm Saw - Floor Sander - Floor Jack - Bottle Jack - Carpet Tools - Bike Rack - Paint Sprayer - Backpack Sprayer - Lumber - Fencing - Hardware - Filing Cabinets - Fishing Items And More!

FIREARMS: Ruger 10/22 - Winchester 1300 12ga. speed pump rifled barrel - H+R Single Shot Topper 58 12ga. - Winchester Featherweight 12ga. - Winchester Ranger 120 12ga. - Remington Speed Master 552 .22cal. - TC Renegade 54cal. Black Powder - Bear Creek AR-15 - Silver Eagle Se17 semi-auto 20ga. - SKS with extra stock - Smith and Wesson MP 15-22 .22cal. - Raver Arms .25cal. pistol - Ohio State Highway Patrol Edition .357 revolver - Ohio State Highway Patrol Edition Sig Sauer P226 40cal. pistol - Horton cross-bow - Ross Crave compound bow - 600rds of 9mm Luger ammunition - 1100rds 7.62x50 ammunition on strip clips - 1000rds of .223 ammunition - knives - sharpener - bow accessories - scopes and more!

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 when paid sale day. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

AUCTIONEERS NOTE: Sellers have called this property home for many years! Great opportunity to purchase a home with a quiet and private setting. Tractor and mower will sell following the real estate. Contact Joseph M. Gliatta with questions at 330-771-4012. Don't miss out on a great opportunity!



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