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# AUCTION

*LEADING THE INDUSTRY SINCE 1945*

**FRIDAY - AUGUST 12, 2022 - 11:30 AM**  
**REAL ESTATE SELLS AT 12:00 PM**

**Nice 2-Story Brick Home On 1.25 Acres**  
**MASSILLON, OH - STARK CO. - MASSILLON CSD**

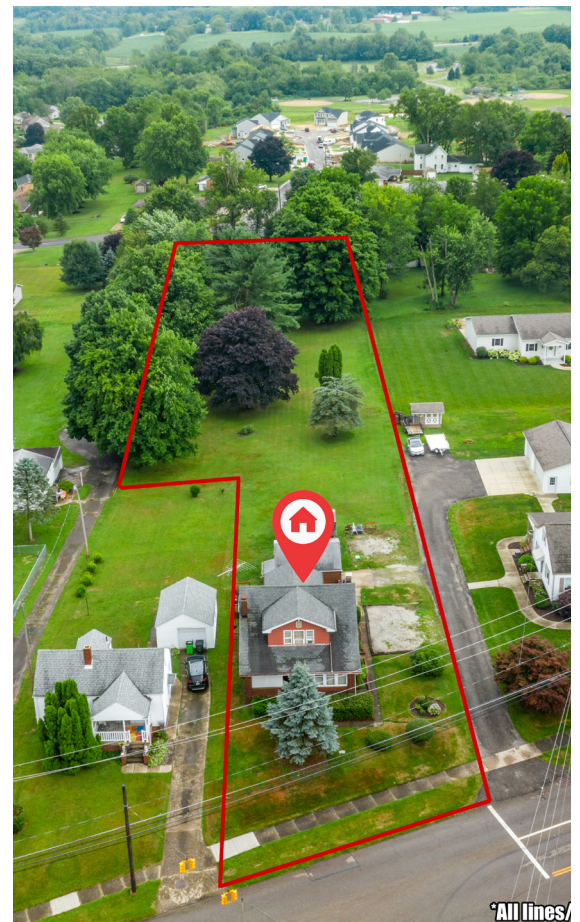
Also Selling: Household, Tools, Misc.

On-Site Auction With Online Bidding Available On Real Estate

ABSOLUTE AUCTION, all sells to the highest bidder. Location:

**2247 Tremont Ave. SW, Massillon, OH 44647**

Directions: From Massillon, OH on 172/Lincoln Way, go south on Erie St. for .1 miles then west onto Tremont Ave. for 1.6 miles to auction.



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

**800-533-5456 | kikoauctions.com**







## OPEN HOUSE: TUESDAY - AUGUST 9, 2022 – 5:00-6:00 PM

**REAL ESTATE:** Two-story brick ranch home built in 1925 with 1,418 SF of living space. Clean, well-maintained home with original woodwork, hardwood floors, arched doorways, and other features. The 1.25 acres makes for an excellent backyard with mature trees. The main floor features an eat-in kitchen with new appliances and breakfast nook, formal dining room, living room with fireplace, and enclosed porch. Second floor with 3 bedrooms and one full bathroom. Full basement with laundry and shower room. Detached garage and storage shed. Stark Co. parcel #612119, #612121, #612120, & #612122.

**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.

**MOWER – TOOLS - HOUSEHOLD:** Cub Cadet LT-46 XTI Enduro Series 46" riding lawn mower with Kohler 7000 Series 22hp motors – Toro Power Lite 16" 98CC snow blower – Craftsman 22" push mower – Edgework elec. edger - MTD 5hp chipper/shredder - Reddy heater - 16 gal. shop vac - Liberty USA safe with combo - shop lights - tons of power tools - hand tools - hardware - toolboxes - fishing poles - log puller - Homelite hedge trimmer - loads of paint supplies - paint sprayers - yard tools - paint ladders - alum ext. ladders - dbl. shaft grinder - Amana washing machine (like new) - Maytag Centennial dryer - costume jewelry - ornate hutch - oak drop-leaf table - bookshelf - corner cabinet - oak rocking chair - cedar chest - vanity - (2) twin spindle beds - vintage dressers - upholstered couch and loveseat - recliner - vintage croquet set - tons of items not mentioned. Seller was a handyman for years; anything could turn up!

**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.

**AUCTION BY ORDER OF:** Barbara Troyer, Trustee of the Joseph C. Vogt Sr. Revocable Living Trust



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