



AUCTION

LEADING THE INDUSTRY SINCE 1945

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SATURDAY – DECEMBER 17, 2022 – 10:30 AM
REAL ESTATE SELLS AT 11:00 AM

Olen Hudson Absolute Auction!

4 Parcels Totaling 4 Acres

Income Rental Home And Lots On Sewer

40' x 64' Shop Building - High Traffic Area With

Commercial/Business Opportunity On State Route 43/183
BROWN TWP. – CARROLL COUNTY – BROWN LSD – NO ZONING!

Also Selling: Kubota Bx25 Tractor W/ Hoe – Case 580 Backhoe

Bobcat MT50 Mini Skid Steer - Trailers – Automotive Shop Lift – Welders

Walk-In Cooler – Pipe Fitting Tools – Much More!

Live Auction With Online Bidding Available On Real Estate And Large Equipment!

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

7098 Alliance Rd. NW, Malvern, OH 44644

Directions: Located 20min. south of Canton, OH and Rt. 30. Take SR 43 south to Alliance Rd. (SR 43/183) and go east to address or take SR 183 southwest of Minerva, OH through Malvern, OH to address.

REAL ESTATE: Multiple income property with commercial/business opportunity. Property consists of four one-acre parcels currently with 2 mobile homes and two homes renting lots. 40'x64' shop building with high overhead door, office areas or work rooms, half bath and 200amp electric. 3-bedroom 2-bath mobile home with carport and covered deck. Three-bedroom two-bath double wide home with attached garage. Two separate homes on property not owned by seller are renting lots month to month. Any Mineral Rights owned by seller to transfer! Property is located in a high traffic area 20min. south of Canton, OH or 15min. from Minerva, OH and Rt. 30. Opportunity knocking! Many uses for this property. Contact auctioneer for more information!



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. Property to be sold as an Entirety and not to be offered in separate parcels.

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KUBOTA – CASE BACKHOE – BOBCAT – TRAILERS – EQUIPMENT: Nice Kubota BX25 4x4 diesel tractor with LA240 loader, BT601 backhoe attachment and 62" mowing deck, 694hrs – Kubota BX2763A front power angle blade – Case 580 Super K 4x4 backhoe, 81" front bucket and 12" & 24" hoe buckets, 1485hrs – Bobcat MT50 mini skid steer w/ bucket, 546hrs – Additional attachments include Bobcat LT102 trencher, forks and man lift cage – 14' quality tandem axle 7,000lb trailer w/ tail-gate assist – Butler 16' tandem axle 10k gvw tilt bed trailer – Ditch HD boring attachment w/ 70' of rod – approx. 1500 gal fuel tank with pump – transport gas post hole auger

AUTO LIFT – TRUCK – ZERO TURN MOWER - SHOP EQUIPMENT: Benwil FP-X7 7000lb 3 phase lift with converter – '96 Ford F-350 XLT 4x4 truck w/ utility bed, unknown mi., assembled title – Dixon ZTR 7025 zero-turn commercial mower, 60" deck, 608hrs – Power Pro 5HP vert. shop compressor – Lincoln SA200 welding unit – Lincoln LN 22 squirt wire feed welder – Lincoln SP-100 and 225 arc welders – Beaver Model-C pipe threader – pipe threading stands, chain vises and tooling – many pipe wrenches – Fisher TW-6 pipe & cable locator – plastic pipe welding equipment – metal shop lathe w/55" bed – Keller electric hack saw – Central 12spd drill press – Coats 10-10 pneumatic tire changer – manual tire balancer – Cleveland No. 44 quick set reamer set – shop jacks and stands – Troy-Bilt 2350psi power washer – Kushland electric cement mixer – space and shop heaters – pancake compressor – Honda 1800 and other gas generators – Chicago 500lb hitch lift – blasting pots – Napa 200-amp battery chargers – acetylene torches and cart – shop vise – 2-diamond plate truck boxes – fiberglass, alum. & wood extension and folding ladders – transits and stands – Mac toolbox – Tippmann LP gas post driver – pallet jack – hyd. pump unit – truck tire chains – insulated stove pipe fittings – truck bed extender bar – string trimmers – Husq. 240 and Craftsman 18" chainsaws – table saws – 3in. discharge hose – 12' pipe gate – chain fall hoist – key cutting machine – New Portland electric pressure washer – hardware and shop fluids – hand and power tools – yard tools – T-post and some high tinsel fencing – etc.

WALK-IN COOLER & FREEZER – PIZZA OVEN - SANDSTONE - COLLECTIBLES – ANTIQUES – HH: Bally 12'x94" walk-in cooler w/ newer compressor – 7'x7' walk-in freezer – Universal Chef pizza ovens – approx. 40+ pc. cut sandstone – (7) fireproof 3-drawer files – laminate flooring oak dresser – exact weight balance scale – new sm. pitcher pump – ant. U.S. Wale Burley transit – rooster weathervane – fly rod and fishing tackle – clipper ship – air soft rifles – military items – pocketknives – belt buckles – Silvertone radio – Sentry file safe – animal crates – live trap – mosquito trap – games – toys – dishes – many items to go through anything may 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.

ONLINE TERMS FOR LARGE EQUIPMENT: Visa, MasterCard & Wire Transfer accepted. Wire Transfer required on purchases totaling \$2,500 or greater. 15% buyer's premium on all sales. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

AUCTION BY ORDER OF: Olen Hudson



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