

# ABSOLUTE AUCTION

FRIDAY, AUGUST 22, 2025, 11:30 AM  
REAL ESTATE SELLS AT 12:00 PM



LIVE AUCTION W/ ONLINE BIDDING AVAILABLE



**OPEN HOUSE: MONDAY, AUGUST 18,  
2025, 4:30-6:00 PM**

**Real Estate.** Three acres with charming split-level home and large shop. Great setting, stately trees, secluded backyard! The main level features a bright living room with large bay windows, kitchen with dining area and access to attached garage. Upstairs includes three bedrooms and a full bath with tub shower. In the lower level you will find a spacious family room with wood burning stove, full bathroom, office, enclosed porch with backyard access, and laundry/utility room. Gas furnace, central a/c, 200-amp breaker electric, city water, septic. Clean home ready for updates. The shop features a 32'x40' main room with 16-foot sidewalls, three overhead doors, and a spiral staircase leading to a loft. A 24'x24' insulated workshop with 10-foot ceilings and overhead door, and covered porch that offers a peaceful view of the backyard. Built in 2005, block foundation ideal storage for RV, cars, boats or equipment. Half year taxes are \$1,955. Stark Co. parcel #7401412. Exciting opportunity, property has a lot to offer, very well maintained with long time owner! Don't miss out, Call auctioneer for details on how to use your current home to buy this one!

**HOME AND SHOP  
ON 3 ACRES**  
Park Like Setting  
Zero Turn, Tractor, Tools,  
H-H & More!

Tuscarawas Twp., Massillon CSD,  
Stark County

1200 KENYON AVE. SW,  
MASSILLON, OH 44647

**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

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Information is believed to be  
accurate but not guaranteed.  
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directions.

*Absolute Auction.  
All sells to the  
highest bidders  
on location.*





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.

**Equipment/Tools.** 2013 Cub Cadet Z Force S48 Zero turn, clean; Mitsubishi Satoh Bison tractor, gas, 1522 hrs., 3 pt., 540 PTO; Farm Hand 60 gal. air compressor, like new; Frontier ST0521 snow blower; 3 ft. pull type thatcher; Cub Cadet GT3204 riding mower, 48" deck; Hunter TC3500 tire machine; Briggs 6.5 HP pressure washer; Stihl MS360, MS180c, 011AVT chainsaws; Shindaiwa 577, 360 chainsaws; US General tool cart; air hose reel; Reddy Heater 40K BTU; portable air compressor; Craftsman 3.5 ton floor jack; mower lift; Warner step ladders; Craftsman toolbox; push mowers; live trap; extension ladders; 6 in. bench grinder w/ stand; 10" table saw; log chains; school bell; jack stands; Stihl FS575 trimmer; Billy Goat MV650SPH leaf vac; Craftsman 3.5 edger; Woods 6 ft. blade, 3 pt.; Troy-Bilt workhorse tiller; Cub Cadet 833E finish mower; yard cart; tile saw; power tools; work benches; miter saw; shop vac; yard tools; many items not mentioned. Anything could turn up!!

**Household/Collectables.** Large Lionel Train collection; gas grill; folding chairs & table; bicycles; kids toys; sporting good & camping supplies; RC cars; dresser with mirror; book shelves; kneehole desk; 5-drawer dresser; file cabinet; storage cabinets; Sears sewing machine; end tables; Victorian couch; cane bottom chairs; vintage wash stand; flat screen TV; weight bench; upholstered love seat; twin beds; Christmas village figurines; flexible flyer; vinyl records; hardware; Cannon printer; Rug Doctor carpet scrubber; blankets; kitchenware & 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.

**Auction By Order Of:** Robert and Laura Otte



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