



# ABSOLUTE AUCTION

FRIDAY, JULY 31, 2026, 12:00 PM  
 REAL ESTATE SELLS AT 12:30 PM



REAL ESTATE



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## 8-ACRE COUNTRY ESTATE, CUSTOM-BUILT RANCH HOME, SHOP BUILDING

Semi, Trucks, Golf Cart, Harley, Mower

3788 DEERFIELD AVE. NW,  
 NORTH LAWRENCE, OH 44666

### LIVE AUCTION WITH ONLINE BIDDING ON REAL ESTATE

#### AUCTION HIGHLIGHTS

- Open Concept Floor Plan, 2,000 SF Living Space
- 3 Bedrooms, 2.5 Bath
- Main Floor Laundry Room
- 50x100 Drive-Thru Heated Shop

#### Also Selling Description:

- 1994 Kenworth W900L
- 1998 Ravens 40' Aluminum Dump Trailer
- 2005 Chevy Avalanche 2500 LS
- 1993 Harley Davidson FXSTC Softail Custom



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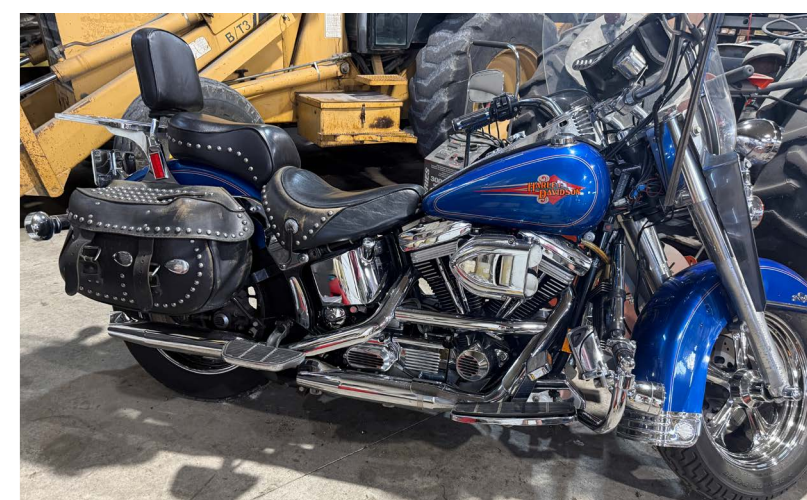


## Open House: Monday, July 27, 2026, 4:00-6:00 PM

**Real Estate:** This 8-acre country estate has room to live, work and play. The custom-built ranch home was built in 2014 and has an open concept floor plan with almost 2,000 sq. ft. of living space. From the front door, step into a spacious living room with vaulted ceilings and gas fireplace. Modern kitchen with sprawling eat-in island and breakfast nook. The large master bedroom has its own private bath featuring his and her vanities, 2 walk-in closets, soaker tub and walk-in shower. The split bedroom floor plan features two more bedrooms that share a full bathroom in the hallway. Also on the main floor is a laundry room and half bathroom - everything you need for main floor living. The full, walk-out basement is equipped with a pellet stove, and could easily be finished for additional living space. Three-car attached garage with heated floors and storage closet. Additional features of the home include new natural gas furnace 2025, new A/C 2024, instant hot water heater, well, septic,

and whole home backup generator. The 50x100 drive-thru shop building, built in 2018, is insulated and completely decked out with steel siding, 8" concrete heated floors, masonry block foundation, 16' tall ceilings, (3) 12Wx14H overhead doors, (2) 10x10 overhead doors, and a 16x25 mezzanine. Ample aggregate parking. Ideal for a home-based business, hobbyist or storage - you decide! Ideal setting out in the country yet close to SR-21 and easy access to Canton, Akron, and Cleveland. Opportunities like this don't come by often! Stark Co. parcel #10003668. Half year taxes are \$4,753. Ask auctioneer how to use your current home to buy this one! Conventional bank financing available to qualified bidders.

**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.



**Semi-Truck & Trailer:** 1994 Kenworth W900L, full maintenance records, 2.3 million miles, rebuilt in 2022, 425 HP CAT 3406C, Eaton manual transmission, sleeper, air suspension, same owner since 2002; 1998 Ravens 40' aluminum dump trailer, tandem axle, liner, tarp. Both have like-new Michelins all the way around.

**Vehicles, Tractor, Mower, Misc.:** 2005 Chevy Avalanche 2500 LS, 4x4, leather, 4-door, 8.1L, 75k miles; 1993 Harley Davidson FXSTC Softail Custom, 80 cu. in. Evo., 27k miles, extra chrome, clean; 1977 GMC K25, 350 V8, 4x4 flatbed, auto, 140k miles, not running; Woods 8400 3-pt finish mower, rear discharge; Ford 655C TLB, 2WD, 16.9-20 rears, cab, 2-stick, 8,044 hours, diesel; Ferguson TO-20 tractor; Harley Davidson 3-wheel golf cart; Ariens Zoom Max zero-turn mower, 60" deck, 26 hp; Hustler 340 batwing mower, 12' Kubota diesel; Oliver OC-46-3G crawler loader; 7' 3-pt blade; 7' brush hog; 2-bottom plow; 16' tandem axle car hauler; International 7' sickle bar mower; lawn roller; Husqvarna 900 DRT rear-tine tiller; Ariens Deluxe 30 snow blower.

**Tools/Misc.:** Large selection of quality tools and shop equipment — highlights include: Redline Stands 50-ton air/hydraulic shop press; large selection of Dewalt 20V cordless power tools and batteries; Dewalt 12" sliding miter saw w/ stand; Dewalt 10" table saw; Dewalt planner and stand; Dewalt nailers; Miller Spectrum 625 plasma cutter; 20-ton shop press; 7" metal bandsaw; 10" drill press; valve grinding machine; bench grinders; Chicago Electric 151 MIG welder; Dewalt chop saw; OTC trans jack; NAPA clutch jack; Miller DC arc welder; Forney 220 MP aluminum welder; Lincoln tombstone welder; Dewalt scroll saw; 14" wood bandsaw; oxy-acetylene torch set; Winco generator; rolling scaffolding; DSR 300-amp battery charger; parts washer; NorthStar 9 HP Honda pressure washer; 22-ton axle air jack; landscape gravel, 304 limestone, 57 limestone; dimensional steel and aluminum; 2x6' polished aluminum fuel tank, 188 gallons; loads of bolt bin organizers; hardware and truck parts; quality USA hand tools and toolboxes; yard tools; extension cords; air hose; Michelin 11R 24.5 tires and rims; ladders, new oils and shop supplies; top-side creeper; loads of air tools and power tools; 4,400 lb. floor jack; Tradesman table saw; knife and sportsman collection; hunting/sporting goods — too many items to list, anything could turn up!

**Household:** Glass top stove; microwave; refrigerator; TVs; desk; desk chair; display cabinet; kids toys; books; king oak bed with dresser and mirror; armoire; VHS tapes; GE Commercial washer/dryer; Maytag dryer; quilt rack; holiday décor; ride-on train set; cast iron skillet; barrel saddle; pony saddle; antique planer; exercise elliptical; tile-top patio table with 6 chairs.

**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:** Sheri Kandel