



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.

Auction By Order Of: Michael Feichter and Emily Yoder



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**REALTORS
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ABSOLUTE AUCTION

SATURDAY, MAY 2, 2026, 10:30 AM

Live Onsite Auction With Online Bidding Available



REAL ESTATE

OPEN HOUSE: MONDAY, APRIL 27, 2026, 4:00-6:00 PM



Exciting Opportunity! QUALITY, CUSTOM-BUILT HOME ON 7 ACRES

Finished Walkout Basement
Panoramic Views, Stocked Pond,
Tillable Land, 32x40 Detached,
Heated Garage

Stark Co., Massillon City, Tuslaw LSD

3457 17TH ST. SW,
MASSILLON, OH 44647

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Real Estate. Custom built in 2007, this well-maintained home sits on an elevated lot overlooking a fully stocked 1+ acre pond. The main level features an open eat-in kitchen with custom cherry cabinetry, wraparound island and spacious breakfast nook. Just off the kitchen are French doors that lead to a home office with cherry hardwood floors, and a formal dining room. The main floor primary suite features a walk-in closet, jetted tub and shower along with a convenient first floor laundry room just down the hall. A spacious living room with a gas stone fireplace completes the main floor. Upstairs offers three large bedrooms, all with walk-in closets, a Jack-and-Jill bath with double



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details, including
directions.

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All sells to the
highest bidders.*



vanity, and a small bonus room or office. The finished lower level includes heated floors, a full kitchen, theater room with gas fireplace, full bathroom, and a large recreation area with walkout access to the patio. Additional highlights include central vacuum, public sewer and water, new A/C in 2017, natural gas whole-home generator, an attached two-car garage with heated floors and hot/cold water, and a central boiler wood furnace installed in 2008 as an alternate heat source. A 32'x40' detached four-car garage with gas furnace and hot/cold water, perfect for additional storage, workshop or car enthusiast, plus a 12'x30' storage shed. The property also features 4.25 acres of tillable land perfect for pasture or farming. The gazebo overlooking the pond is wired with electric. All this on 6.85 acres in Tuslaw LSD! A rare find! Stark Co. parcel #10009980. Half year taxes are \$4,170.

Bank financing available to qualified bidders. Call auctioneer for details on how to use your current home to buy this one!



