



Explore Your Options

AUCTION

LEADING THE INDUSTRY SINCE 1945

Saturday – November 17, 2018 – 10:00 AM
Real Estate Sells At 10:30 AM

113-Acre Farm To Be Sold In 2 Parcels

GOOD INCOME PRODUCING PROPERTY

70 Acres Tillable – Recreational Wooded Land – Two Story Farmhouse – Pond
70' x 33' Equipment Building – 39' x 24' Year-Round Pavilion
100' x 50' Quonset Barn – Chippewa And Baughman Township
Also Selling Tractors, Backhoe, Kubota RTV, 3pt Equipment,
Farm Related Items, Household & Collectibles

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

8896 Black Diamond Rd., Marshallville, OH 44645

Directions: From SR-21 at Canal Fulton, OH take Marshallville St. west 3.5 miles to Black Diamond Rd. and north to auction.
Or take Fulton Rd. east of Marshallville to Black Diamond Rd. and north to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.

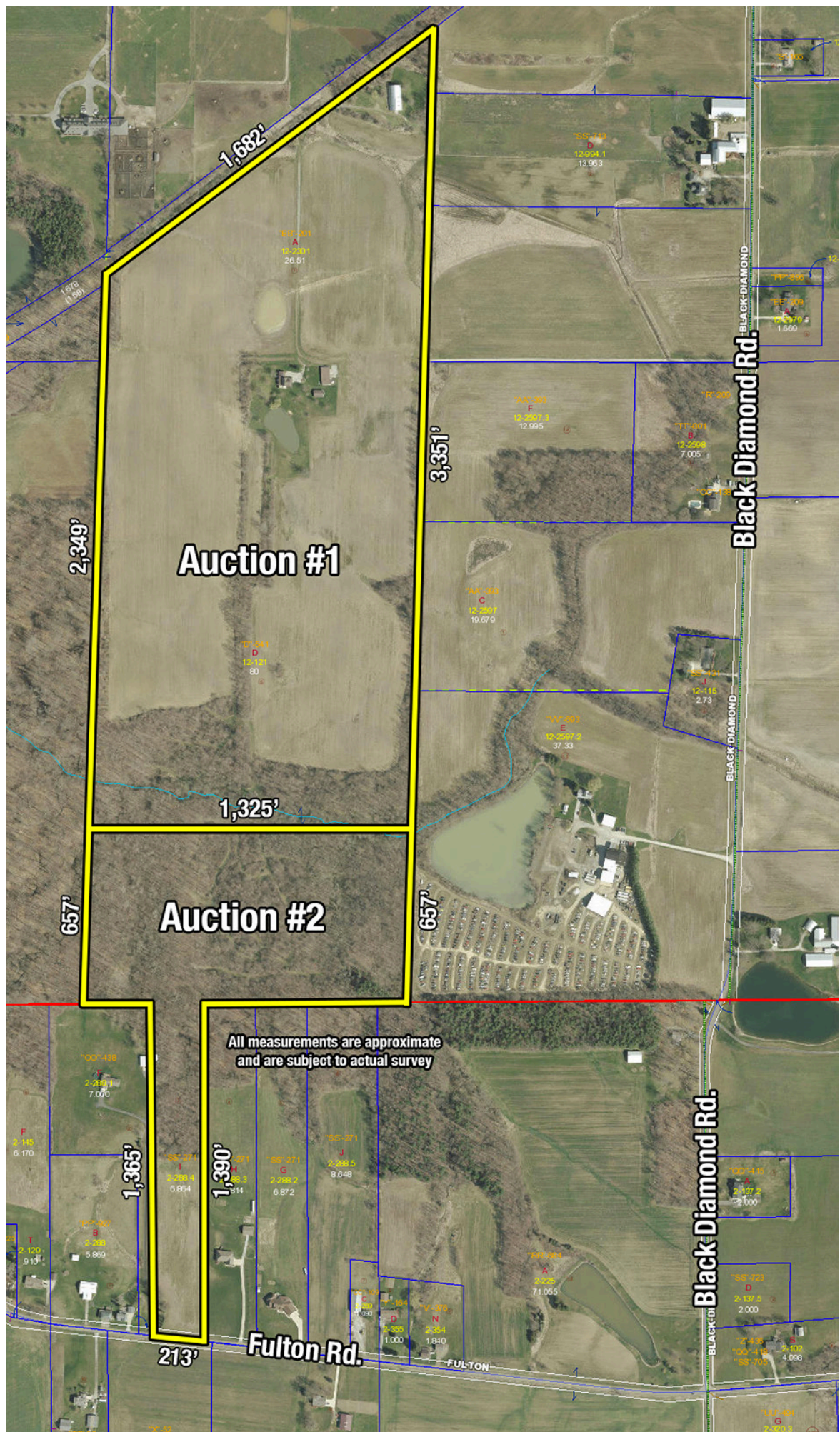


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AUCTION #1: Approx. 86 acres gently rolling land. Over 80% tillable cropland. Balance wooded recreational land. Located back the farm lane. Improvements include two-story farmhouse with three bedrooms and two full baths. Main level has nice oak kitchen, formal dining room, living room and large 15' x 24' family room with mudroom entrance off the oversized two-car garage. Enclosed wraparound porch, divided walkout basement with propane FA furnace with CA. Home also has whole house outdoor wood burner. 39' x 24' enclosed pavilion with Sumner kitchen, gas or wood-burning fireplace and backup boiler heat. 70' x 33' hog building/equipment shed with cement floors, electric and manure pit. Building is adaptable to many needs. 100' x 50' Quonset



hut building with cement floor and separate electric meter. Nice clean property that sits well off the road overlooking the private stocked pond. Chippewa Township. Chippewa Schools.

NOTE: Seller is retaining a 3-year lease back on the home, hog building, pavilion and a couple of acres around the home at \$10,000 per year with a 3-year option. 2018 crop field rent \$8,750.



AUCTION #2: Approx. 27 acres on Fulton Rd. 213' frontage. Baughman Township. Green schools. Nice rolling open land with wooded land at the rear.

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, which goes to the seller. 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.



TRACTOR – BACKHOE LOADER – EQUIPMENT & BARN ITEMS: Ford 4500 backhoe loader, diesel, 4spd. hi/low, comes with material bucket, pallet forks, 1', 2', 3' hoe buckets – International 434 diesel WF tractor, 4spd. hi/low, remote, 3pt, PTO, ser. #B27635 – 3pt brush mower – Ferguson 3pt 2-bottom plow – home-built 3pt driveway scrapper – 3pt log splitter, cylinder needs rebuilt – cherry picker engine hoist – hardware & misc. barn items – 3pt potato plow – 5' 3pt adjustable back blade – misc. 4x6 post – 7 sheets tin roof – (3) rolls burndown roofing

FURNITURE – POOL TABLE: Loveseat – end tables – side chair – Mizerak pool table – modern slag glass lamp – deer antlers – wicker furniture – old Garland gas stove – oak dinette table w/ 10 chairs and 2 leaves – Vermont castings wood heater

KUBOTA RTV: 2008 Kubota RTV 500 4x4 UTV, electronic fuel injection, heated cab, fold up windshield, winch, windshield wipers, gas, 303 hrs.



TERMS ON CHATELS: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card accepted. 4% buyer's premium on all sales; 4% waived for cash or check. Information is believed to be accurate but not guaranteed.

AUCTION BY ORDER OF: Ricky and Terry Ghaster



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