



AUCTION

LEADING THE INDUSTRY SINCE 1945

THURSDAY – NOVEMBER 15, 2018 – 11:00 AM
REAL ESTATE SELLS AT 12:00 PM

Begue Farm Auction

42.5-ACRE FARM – HOME – BARN

Shop – Sheds – Adaptable To Any Livestock - Mineral Rights
West Twp. – Columbiana Co., OH - Minerva LSD – Sold In 2 Parcels
Also Selling: Loads Of Shop Tools – Steiner Mower
JD Gator – Tractor – JD Toys – Furniture

Owners are retiring. Absolute auction, all sells to the highest bidders on location:

11339 LIPPINCOTT RD., EAST ROCHESTER, OH 44625

Directions: Take RT 30 east of Minerva or west of Kensington to Lippincott Rd. and go south to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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Features approx. 42.5 acres total. Farmhouse having large appliance kitchen, den, living room w/ stone fireplace & exposed beams, master bedroom w/ walk-in closet & shower/sink, 1 full bath, 1 bedroom, and main-floor laundry. Also, lower addition w/ large family room w/ gas FP & 10' ceilings and 2-car attached garage. Second story has 2 bedrooms & full bath. Full basement w/ drive-in garage. Gas Carrier FA furnace, and central AC (2 yrs. old). Home has steel roof & vinyl repl. windows. Large waterfall w/ fish pond. Deck with Hot Spring hot tub. Insulated building w/ 12' overhead door & gas radiant heat, original bank barn, Quonset barn, old swine barn w/ paddock, and a like-new 32'x48' Morton pole barn w/concrete floor & overhead door. Small pasture & good tillable ground plus marshy ground. Adaptable to any type of livestock. Mineral rights transfer. Parcels offered separate and together, selling whichever way brings the most. Property divided as follows:

PARCEL #1: Approx. 26.5 acres with home and all buildings mentioned above.

PARCEL #2: Approx. 16 acres mostly open tillable land with woods to 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 - STEINER - GATOR - 4-WHEELER: Ford 3000 gas tractor w/ loader - Kelley 3pt backhoe attachment - Steiner 440 diesel tractor, 4x4, 240 hrs., weights, 60" deck, 1 owner - JD HPX Gator, 4x4, 285 hrs., 1 owner - Honda FourTrax 300 4-wheeler - Yamaha 125 gas scooter, 1,831 mi. - 5'x9' utility trailer.

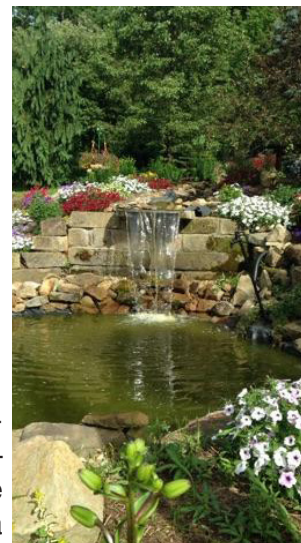
SHOP TOOLS: Vectrax milling machine - LeBlond metal lathe - Delta drill press - Skat Blas sandblaster - 40-ton shop press - Lincoln Ranger 8 generator/welder/torches on trailer - Craftsman table saw - Hyd. cylinders - Yamaha generator - Pressure washer - Oxy. act. torches - Loads of power tools, hand tools, ext. cords - Pipe threaders - Chainsaws - Shop vac - Airless paint sprayer - Lincoln 225 welder - Bench grinders - Push mowers - Work lights - Cabinets - Loads of hardware - Lawn sweeper - Mantis tiller - Lawn tools - New Stihl weed whip - Lawn roller - Large steel safe - Ext. ladders - Shotgun re-loader & accessories - Belt/disc sander - Spools of wire - Farm items from sheds - Etc.

JD TOYS - FURNITURE - HOUSEHOLD: JD ERTL toys & many precision - JD pedal tractor - JD signs - Early ant. railroad crossing sign - 2-man saw - Old ice cream maker - Precious Moments figurines - Coffee grinder - Sm. sausage press - Lionel train set - Oak table, chairs & china cabinet - 5-pc. cherry king size bedroom suite - Kimball spinet piano - Early pump organ - Maple china cabinet - Ethan Allen 3-pc. bookcase - Old rocker - Set oak end tables - Twin bedroom set - Twin beds - Dressers - Phillips large-screen TV - Telescope - ProForm treadmill - LG gas dryer & washer - Household goods - Etc.

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. Information is believed to be accurate but not guaranteed.

AUCTIONEER'S NOTE: Sale order: 11:00 AM toys & tools, 12:00 PM real estate, followed by large items & shop equip. Lunch available. Join us!

AUCTION BY ORDER OF: Don & Kathy Begue, Trustees



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