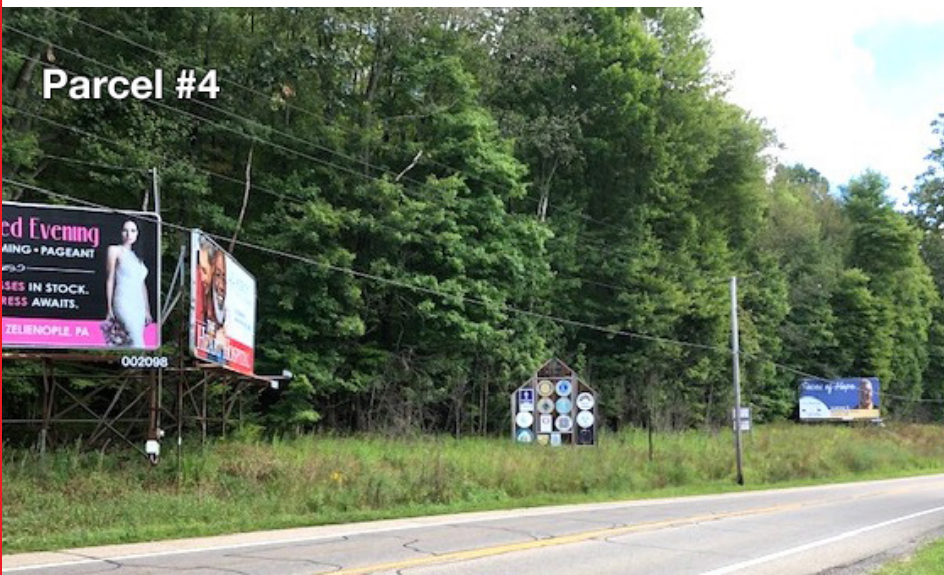




**Also Selling:** Case c50 tractor - Bobcat Clark 743 skid loader with bucket - 1956 Farmall "A" tractor with hydraulics - Massey Fergusson 35 Special - 3 brush hogs - McMillan post hole digger - Furniture, antiques, household items - Troybilt riding mower with deck and blade - Simplicity snow blower - chipper/shredder - kitchen items - glassware - dropleaf table - king bedroom suite - Victorian hall tree - vintage luggage - old farm items. Watch website for additions.

**Terms On Chattels:** 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. Multi Par auction process may be used.

**Auction By Order Of:** Deborah K. Blind, Executor of the Carole A. Weir Estate, Stark County Probate Case #235158, and Minerva Development LLC.



Auctioneer/Realtor®  
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Explore Your Options

# AUCTION

LEADING THE INDUSTRY SINCE 1945

**SATURDAY – OCTOBER 19, 2019 – 1:00 PM**

## Weir Estate Auction – Stark Co., Ohio 110-Acre Horse Farm

Development Potential – Frontage Access On Five Streets – Gas, Water, Sewer Available – Two Large Homes – Stables – Barns – Open Fields – Woods Pond – No Zoning – Equipment – Furniture – Antiques

All will sell to settle the estate on location:

**155 SQUIRES LANE, MINERVA, OH 44657**

**Directions:** From the square of Minerva and US Rt. 30, go north on Market Ave. then left on Squires Lane. Watch for KIKO signs.

### Real Estate Sells First

Terrific opportunity! Beautiful rolling land and setting right on the edge of town. Family owned for many years, this was a show farm with up to 76 horses at one time. Now it's ready for a new owner, with the opportunity to continue as a farm, or develop for your own needs. Property consists of two large homesteads, main stable barn, three other barns, fenced pastures, and wooded areas at rear with small pond. Property having frontages on 3 different Minerva city streets and US Rt. 30.

Walk this land over at your convenience. Maps available on site.



Information is believed to be accurate but not guaranteed.



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To be offered in the following parcels:

**Parcel #1: 155 Squires Lane, Minerva** consisting of two-story stately home built in 1856 having 3,244 sq. ft. living area. Three bedrooms, three baths, first floor laundry, formal dining room, large living room, bar area, family room, and quality updated kitchen. Brick home with large front pillared porch, rear patio, four-car garage and fenced rear yard. Basement with gas heat. Nice setting situated on 6.1 acres with two Stark Co. parcels #04-104412 and additional 40' x 135' lot parcel #04-201101 having 49' frontage on W. 1st St. Current taxes for this parcel \$2,685 per year.

**Parcel #2: 167 Squires Lane, Minerva** consisting of impressive 2-story pillar home built in 1993 having two bedrooms, two bath, large kitchen, family room, and foaling great room with incredible wood-work adaptable to many uses. Four-car attached garage, circular front driveway, and patio at rear. Full basement, gas heat and central air. Majestic setting against the hillside overlooking pastures. Situated on 5.92 acres. Current driveway on Squires Lane with additional 38' frontage on US Rt. 30. Stark Co. Parcel #04-201652. Current taxes for this parcel \$5,206 per year. This home is in need up updating and repairs. Bring your contractor and check it out!

**Parcel #3: 181 Squires Lane, Minerva** consisting of 89.41 acres with the main stable barn having office, saddle room, half bath, washroom, hay storage, 12 stall doors, run-in shed, and equipment storage. Additional smaller barns (28' x 50' and 25' x 55'). Plus remnants of an old farm house built in 1855 with springhouse. Fenced pastures, open hay fields, woods, and pond at rear near Surrey Drive. Two Stark Co. parcels #04-105378 and 04-201648. Current taxes for this parcel \$2,753 per year, under CAUV. Barns need work, plenty of room to roam. Also, development potential! Walk this land over at your convenience.

**Parcel #4: Squires Lane, Minerva** consisting of 9.01 acres of wooded land having access on W. 1st St. plus 529' frontage on US Rt. 30 with no zoning and active Lamar billboard leases paying \$1,600 per year. Current taxes \$561 per year under CAUV timber discount. Stark Co. parcel #04-201651.

**Parcel #4 - Auction By Order Of:** Marilyn L Hoopes Trustee of the Marilyn L Hoopes Revocable Trust

Property to be sold as Separate Parcels and not to be offered as an Entirety. Walk this land over at your convenience. Maps available on site. Plan to attend!

**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.

