



AUCTION

LEADING THE INDUSTRY SINCE 1945

Saturday – November 9, 2019 – 11:00 AM
Real Estate Sells At 11:30 AM

96 Acres Land W/ 50% Gas & Oil Interest W/ Income

Brick Ranch Home – 30'x60' Block Barn – Mostly Wooded

Pasture Meadow – Seneca Twp. – Monroe Co.

**Also Selling: 4x4 Tractor – Skid Steer – Polaris Ranger – Dump Trailer
Equipment – Tools – Household – 40 Katahdin Sheep**

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

32262 Harper Ridge Rd., Woodsfield, OH 43793

Directions: Take RT 70 east of I-77 or west of St. Clairsville to RT 513 (exit 193) and go south on RT 513 (Batesville Rd.) 6.7mi to Quaker City, then take RT 265 (Leatherwood Rd.) 4mi east to RT 147 and go south to RT 379 (Barnsville St.) and continue south 8mi to Harper Ridge Rd. and auction. Watch for KIKO signs.



All measurements are approximate and are subject to actual survey

Information is believed to be accurate but not guaranteed.



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REAL ESTATE: Very nice 96 acres of land with 50% gas & oil interest and income to transfer. Land is mostly wooded with some young timber and loads of nature. No hunting was allowed on this property since 2008 by owner. Pasture meadows w/ creeks for livestock. Nice brick ranch home built in 2015 featuring open floor plan. Oak kitchen with breakfast bar, dining room, living room w/ stone fireplace, wood stove and tile floors. Family room w/ sliding glass door to cement back patio. Laundry room, full bath and bedroom. Master bedroom w/ full bath and large walk-in closet. Gas F/A heat and central air. Double drive-through garage w/ overhead storage. 30'x60' block barn w/ electric and water. Spring house and storage building. Beautiful country setting surrounded by nature! Don't miss this opportunity make plans to attend now! For more information or help with financing contact auctioneer!

TERMS ON REAL ESTATE: 15% 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. Property to be sold as an entirety and not to be offered in separate parcels.

TRACTOR – SKID STEER – EQUIPMENT: '15 LS XU 5055 4x4 diesel tractor w/LL 5103 loader, 4-spd trans. w/ hi-lo, hyd. remotes, rops, 540 pto, 16.9x24 rear tires and 328 hrs. – '02 Case 75XT diesel skid steer w/material bucket, 3,988 hrs. – Blue Diamond root grapple – '17 Rhino TS12 bating mower – Bush Hog RT72GR 3pt 6' tiller – 3pt 6' brush hog – ground driven manure spreader

POLARIS RANGER – DUMP TRAILER – MASON EQUIPMENT – TOOLS: '17 Polaris 4x4 Ranger 500, 350 hrs. – '16 Sure-Trac goose neck dump tandem trailer – Stone 655PM mortar mixer w/ Honda engine – trowels – cement pins – Husqvarna power tools incl. K760 mason saw, 460 chainsaw, 525 string trimmer and push mower – Multiquip 3.5kw generator – Magna Force port air compressor – Pasload Impulse cordless nailer – Bostitch stapler, finish nailer – Ryobi 10" portable table saw and cart – Milwaukee power miter saw – Porter Cable cordless drill set – adjustable scaffolding – approx. 16 scaffold bucks – Yard Machine rear tine tiller – Ready 110 space heater – shop vac – hand and power tools – hardware – etc.

HOUSEHOLD FURNISHINGS: Whirlpool double door stainless refrigerator w/bottom freezer – Whirlpool stainless flat top electric range – Maytag washer – Kenmore electric dryer – sm. chest freezer – Philips 43" flat screen TV – room heaters – normal household items

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: Davina S. Hupp, Trustee for The Rolin J. Monter Revocable Living Trust



Auctioneer/Realtor®
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