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Explore Your Options

AUCTION

LEADING THE INDUSTRY SINCE 1945

SATURDAY – JUNE 22, 2019 – 11:00 AM
REAL ESTATE SELLS FIRST

50-Acre Wooded Hideaway

Attn Nature Lovers & Hunters - Exciting Tappan Lake Region Opportunity
Custom Built 2-Bedroom Home Or Lodge – Shop/Garage – Stocked Fishing Lake
Small Hunting Lodge - 4-Wheeler & Hiking Trails – 2.6-Acre Wooded Parcel
Monroe Twp. – Harrison Co.

Also Selling: JD Gator – Steiner Tractor – Ferris Commercial Zero-Turn Mower
Lawn Equip. – Etc.

Seller is relocating out of the area. Absolute auction, all sells to the highest bidders on location:

89223 MILL HILL RD., BOWERSTON, OH 44695

Directions: From I-77 at Dover/New Phila take US-250 20 miles east to Mill Hill Rd. OR from Tappan Marina head northwest on US-250 W for 1.4 miles, then turn right onto Mill Hill Rd. for 2 miles to auction.

Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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OPEN HOUSE: Monday – June 17, 2019 – 4:00-6:00 PM

REAL ESTATE: Features 50+/- acres rolling land, all wooded. Hardwoods, excellent trails, stocked fishing lake, and just 2 miles from Tappan Lake. Improvements include a custom-built home or lodge completed in 2002 with large wraparound deck, open great room with living room, stone wood-burning fireplace, cathedral ceilings, tons of natural light, dining area with French doors, and oak kitchen with stainless steel appliances. Large master bedroom with views of the lake, full bath, and laundry room/mudroom. Open loft area for bunk beds or additional living room/office with second-story balcony overlooking lake. All electric heat and central AC. Perfect set up for full-time or vacation living!

Also includes a 24x50 insulated shop building with concrete floor, electric, 16' overhead door, 8' overhead door, wood stove, workbench, AC, built-in 880-lb. electric winch, carpeted TV room/office with refrigerator and full bathroom with stackable washer/dryer, wall heater, and shower. 16x30 garage with partial concrete floor, gas heat, AC, electric, and water. Small hunting lodge with kitchen, refrigerator, cook stove, sink, 4 bunk beds, wood stove, and deer hangers with slide bar. 2 camper hookups with water and electric. Small shed with loft. Shooting range area or helipad. Wow! A must see! Truly a one-of-a-kind property ideal for a year-round residence, family, corporate getaway, or hunting buddies investment. You decide!

AUCTION #1: 50 acres with all improvements. Home or lodge, outbuildings, hunting lodge, and RV pad.

AUCTION #2: 2.6 wooded acres with frontage on Mill Hill Rd.

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. Property to be sold as separate parcels and not to be offered as an entirety.

EQUIPMENT – HOUSEHOLD: 2004 Tractor King 254 tractor, 152 hrs., 1 owner – 2014 John Deere Gator 825i, 157 hrs., 1 owner, 4WD, independent rear suspension, electronic fuel injection – 2012 Ferris commercial zero-turn mower, 1 owner, 61" deck, 23HP Kawasaki engine – Steiner 430 Max tractor, diesel, 4WD, 60" deck – 5' snow blade for Steiner – Stump cutter for Steiner – 2014 Honda Rancher 4x4 ATV, electric shift – Cannon gun safe, 24" depth, 40" width, 60" height – Generac generator, Centurion, 5,000 watts, OHV engine – Craftsman table saw, 2.5HP, 10" direct drive – MTD rear-tine rototiller – Diesel fuel tank – Gas tank – Whirlpool stackable washer/dryer – Lawn roller – Homemade smoker – Mid-size Frigidaire chest freezer – 4-person paddle boat – Oak bedroom suite with queen bed, 5-drawer dresser, & 2-drawer nightstand – 2 twin beds w/ drawers – Plastic waterline – Drainage pipe.

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. Multi Par auction process may be used.

AUCTION BY ORDER OF: Yvonne Butler

