



Explore Your Options

AUCTION

LEADING THE INDUSTRY SINCE 1945

FRIDAY - APRIL 19, 2019 - 11:00 AM
REAL ESTATE SELLS AT 12:00 PM

22-Acre Show Farm To Be Offered In 3 Parcels

Exciting Opportunity! - Wetmore Creek Farm

Custom-Built Ranch Home – 5-Stall Horse Barn

36x40 Garage - 44x48 Shop Building - Fenced Pasture

(2) Nice 5-Acre Building Parcels

Lawrence Twp. - Stark Co. - Tuslaw School District

Also Selling: Collector Cars - Collector Mack Trucks - Fancy Horse-Drawn Wagons

Carts - Stage Coach - UTVs - Farm Equipment – Jeeps - Household

Open House: Monday - April 15, 2019 – 4:00-6:00 PM

Sellers have purchased a condo and are downsizing. Absolute auction, all sells to the highest bidders on location:

14152 SOUSA ST. NW, NORTH LAWRENCE, OH 44666

Directions: From SR 21 at Canal Fulton, OH take SR 93 south to Sousa St., then west to auction OR from Massillon, OH take Lincoln Way west to SR 93, then north to Sousa St. and west to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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REAL ESTATE:
PARCEL #1: 10.90-acre parcel with home, horse barn, shop building, and pasture. One-owner custom brick and stone ranch-style home built in 2008. This quality home features a great room with vaulted ceilings and wood burner open to a custom Hickory kitchen with center island and stainless-steel appliances. Loads of natural light and views of the farm. Master bedroom suite with private bath. Second bedroom and full bath, office or third bedroom, laundry room, and mudroom complete the main level. Everything you need on one floor! Full basement with walkout, could be finished for additional living space. Private backyard with patio and hot tub pavilion. Other highlights of home include: plank flooring, gas heat, well/septic, Generac whole-house generator, and two-car attached garage. A must see!
Outbuildings include: a 5-stall drive-thru horse barn equipped with a sawdust room, tack room, hay loft, water to every 12’x12 stall with 12’ ceiling height, and wash bay. Addition on the back of the barn is a 34’x40’ 3-car garage with OH doors and cement floors. 44’x48’ shop building with a 20’Wx14H OH door, sliding door on the side, and 2 covered carport additions. All of this on 10.9 acres. Great setting in Tuslaw Schools! Perimeter of property has white vinyl board fence. Home and buildings sit back off Sousa St. with blacktop driveway. Tax ID#: 2411524. Half year taxes are \$2,217, currently in CAUV.

PARCEL #2: 5.61 acres, gently rolling with approx. 250’ frontage on Sousa St. Tax ID#: 10008821. Half year taxes are \$59, currently in CAUV. Bring your favorite builder!

PARCEL #3: 5.61 acres, gently rolling with approx. 250’ frontage on Sousa St. Tax ID#: 10008824. Half year taxes are \$86, currently in CAUV. Bring your favorite builder!

NOTE: Parcels will be offered separate then together, and sells whichever way brings the most.

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. Bank financing available to qualified bidders. Call Peter for terms on using your present home to buy at this auction.

COLLECTOR CARS - MACK TRUCKS - FARM EQUIP: 1957 Thunderbird T-Bird, frame off restoration, removable hard top, 2 door, approx. 1,900 miles, red with white interior - 1972 Chevy SS El Camino, Cowl induction, 350 small block engine, 4-speed manual, frame off restoration, shows 126,000 miles, VIN #1D80H2K553525 - 1970 Mack FS700L semi tractor, approx. 150,000 miles, 5 speed, frame off restoration, live tandem, pintle hitch and Reese hitch, custom hickory wood flat bed - 1962 Mack B61 Diesel Thermodyne semi tractor, restored, air, fifth-wheel plate, Reese hitch - 2004 Jeep Wrangler Rubicon, approx. 39,241 miles, 4 liter, 6 cyl., manual, customized with rock slider, GPS radio, roll bar, 35x12.4x15MT wheels, VIN #1J4FA69S54P740942 - 1980 Jeep Wrangler with Chevy 283 small-block engine, lift, dual exhaust, locking differentials, WARN winch #8274 - 2013 Dodge Ram 2500HD Hemi, 4X4, 5.7 liters, gas, 16,350 actual miles, 8’ bed, standard cab, power windows, VIN #3C6LR5AT0DG574051 - 2000 Bering dump truck, LD-15 Detroit diesel 638 power, approx. 54,317 actual miles, 12’ aluminum stake pocket dump bed, 14500 GVWR, Allison auto, wood side for sawdust, VIN #KMFHB47A8YC119187 - Kubota RTV900XT, 4X4, diesel, power steering, 6’ plow hydro angle, 87 hours - 2004 Polaris Ranger 500, 4X4, 545 hrs., one owner, dump bed - Kubota B3200, compact diesel tractor, 4X4, hydro stat, turf tires, 144 hrs. - Kubota ZD21 zero-turn mower, diesel, 1053 hrs. - 1946 A.C., WC, NF tractor with original manual Befco finish mower, 5’, 3pt - Ottawa Lowboy 25-ton equipment trailer, model WBT25F, 22’ + 3’ beaver tail, serial #3408 - Farmall Cub, ground-driven manure spreader - Snapper 1226L snow blower with electric start.

STAGE COACH – WAGONS - TRAILERS: Full size, custom-built stage coach set up for 2 or 4 horses with cover luggage – 12’ custom made tandem-axle trailer to haul stage coach with electric winch - Custom-built hitch wagon, cherry, 12’ box, brake, 4’5” diameter rear wheels – Custom-built “fancy” show wagon with brake, 4’8”X11’, 4’ diameter wheels – Custom-built show cart – Custom-built hitch wagon, passenger – Custom-made cart with canopy - Oak Grove carriage show cart, never used! - Cart by Raber’s – 2-seater horse-drawn sleigh – 6-passenger sleigh - Buckboard practice wagon - United enclosed trailer, 8’6”X22’6” with 9’ door, custom with winch (harness cabinets sell separate)- 2014 Sundowner Stockman horse trailer, aluminum, rubber mats, never used, 11 foot to nose, aluminum rims, 8,050 GVWR, VIN #13SKK122XF1KB063 - Concession trailer, equipped with freezers, sink, soda fountain, electric hookups, waste tank, overall length 11’X6’.

NOTE: All custom-built carriages and carts were handmade by Mr. Holderbaum.

CHATELS: Harness racks - (2) western saddles - Simco draft horse saddle - Set of 6 draft horse show harnesses - Team 4-up unicorn and 6-up driving lines – Nylon and leather practice harnesses - Draft horse blankets and collars - Old time cannon - Gas power washer – 25-gallon weed sprayer - Big wooden boot bench - Cowboy cement statue - Pair of Clyde horse statues - Large cast-iron church bell with holder - 150 small square bales 1st cut hay - 8 round bales - Round bale feeder - Skeleton bale elevator, 16ft Hay-Rite - (2) steel Rigid job boxes used for feed – Anvil – Workbench - Portable air compressor - Criterion 7cu. ft. chest freezer - Oak table with 4 chairs - Misc. items not mentioned.

TERMS ON CHATELS: 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.

NOTE: Gary and Beth built this property from the ground up sparing no expense. They took pride in their home, horses and equipment, and it shows! Very exciting auction from start to finish, circle the 19th on your calendar and plan to attend! If unable to attend, absentee bidding available online on select chattels on Proxibid.

AUCTION BY ORDER OF: Gary and Beth Holderbaum

